



**TENTATIVE AGENDA
JANUARY 14, 2026 6:00 P.M.
ARCHITECTURAL REVIEW BOARD**

-
- I. MEETING CALLED TO ORDER
 - II. ROLL CALL
 - III. APPROVAL OF MINUTES: DECEMBER 10, 2025
 - IV. REVIEW OF PLANS FOR A NEW HOME, SCHARF LAND DEVELOPMENT COMPANY, 895 GLEN ELM DRIVE
 - V. PRELIMINARY REVIEW OF PLANS FOR HOME ADDITION, LAURA DETMER, 286 PARKLAND AVENUE
 - VI. MISCELLANEOUS
 - VII. ADJOURNMENT

Gabrielle Macaluso
Community Engagement Officer

UPDATED: 4:45 p.m., Jan. 9, 2025



MINUTES
ARCHITECTURAL REVIEW BOARD MEETING
December 10, 2025 – 6:13 p.m.

CALL TO ORDER

A meeting of the Architectural Review Board (ARB) of the City of Glendale was held on Wednesday, December 10, 2025. Chairman Fernhoff presided and called the meeting to order at 6:13 p.m.

ROLL CALL

Members Present

Members Absent

Brad Weitekamp
Chairman Fernhoff
Reed Voorhees
John Falk
Jon Emert
Mike Moran
Laura Switzer

Also present were Frank Johnson, City Administrator; Gabby Macaluso, Community Engagement Officer; Allie Sievers, City Attorney; Kori Neely, City Engineer.

APPROVAL OF MINUTES

Mr. Moran moved to approve the minutes from the October 8, 2025 meeting with two edits including adding the date for the minutes approval in the October meeting to be for September 10, 2025 and changing Mr. to Ms. in the last paragraph of page 3. The motion was seconded by Mr. Voorhees and unanimously carried.

PROJECT POSTPONEMENT – Jason and Michelle Fank, 785 Bismark Ave.

Mr. Johnson explained that although the proposed new home at 785 Bismark Ave. received a variance for the home height and garage height from the Board of Adjustment at their meeting on November 18, 2025, a review of the plans by the city’s engineer noted that the building plans would violate the City of Glendale’s stream buffer requirements as outlined in chapter 462 of the City’s municipal code. For this reason, the project has been postponed.

He elaborated that there is a dotted blue line stream on the USGS (United States Geological Survey) map of the property. The City’s code stipulates that dotted-line streams shown on USGS maps require a 25-foot undisturbed vegetative buffer on each bank, plus an additional 25-foot setback where impervious surfaces are prohibited and grading is minimized.

Mr. Johnson explained that a variance may be granted by the Board of Adjustment only when property conditions create an unusual hardship or prevent reasonable use (especially for pre-platted lots), following a

public hearing and notice. Applications must include detailed site information, alternatives, hardship documentation, and proposed mitigation, and are evaluated based on site conditions, environmental impacts, and whether natural resources remain adequately protected.

Mr. Johnson and Ms. Neely explained that this issue has been explained to the applicant, who is considering their options and will let the city know how they want to proceed with the property.

REVIEW OF PLANS FOR A REAR ADDITION – Jonathan and Erin Ramirez, 808 Hawbrook Rd.

Chairman Fernhoff introduced the project at 808 Hawbrook Rd. and invited the applicant to present the project. The project's architect, Katie Niesen Cook, presented the project to the ARB members. She explained that the project entails a two-story addition to the rear of the house and an interior remodel to the existing house. They will also be enclosing a screened-in porch on the first floor.

Drainage and Landscape

Mr. Falk noted that the civil plans need to include contours and all the downspouts. He also noted that the civil engineer needs to relook at the calculations—4.2 pi for roof loads and 3.45 pi for impervious areas like concrete and asphalt. Mr. Falk noted that this will make for bigger drywells.

Mr. Moran also noted that anytime a civil engineer can add spot elevations to major corners of the pavement, it allows the ARB to better understand how its minimizing pitching from place to place, which is beneficial to the ARB.

Mr. Falk also noted that the drawings need to clearly show how much of the roof area runoff is going to the drywell.

Mr. Weitekamp confirmed with the applicant that since nothing was submitted, no trees are being removed. He noted that tree preservation fencing should be used and shown in the plan.

Mr. Emert confirmed with Ms. Niesen Cook that the landscaping showed on the plan will not actually occur. The members instructed that if the landscaping will not occur, it should be removed from the plans.

Architecture

The ARB members discussed with Ms. Niesen Cook the patio shown on the drawings, the new driveway, wooden stairs, and other features shown on the plan and their timing of implementation for permitting purposes. The members stressed the need for a clearer distinction between work that will be done now and what will be done later in a different phase in the plans. The Board instructed Ms. Cook to base her

calculations for the drywell on the extra roof area to accommodate later phases of construction.

The ARB liked the overall design and asked for clarification on the materials used on the second story. Ms. Niesen Cook noted that they will use hardy panels with seams covered by trim.

Mr. Voorhees confirmed with Ms. Niesen Cook that the window on the west elevation on the ground floor is being bricked in. She explained that this was done because the windowsill is lower than the countertop and the view is of the driveway.

Chairman Fernhoff asked if there was any public comment, but none was shared.

Mr. Emert asked if the project could receive conditional approval contingent upon all the civil engineering conditions being met. The ARB members said yes, but project elements that are part of later construction phases must go before the ARB for approval since the exact plan for roof structure, building materials, appearance, and size are not known at this time.

Mr. Moran moved to approve the applicant's project with the following conditions:

- All comments from the city engineer must be addressed in a revised civil design. The revised civil design shall indicate the following:
 - Proposed contours
 - Delineation between what's in the scope for the project and what is future scope
 - Present future scope in separate plans as needed to convey the intent of the BMP mitigation
 - Provide spot elevations on all exterior paving that's being replaced
- Clarify whether replacement of the asphalt driveway with concrete material is part of the project for the future phase.
- The location of tree protection fencing for trees on site and adjacent to property boundary.
- Show the location of downspouts in civil plans and diagram the roof areas that are being directed to the storm water mitigation.
- Correct the roof drainage calculations to use a pi of 4.2 as required by city ordinances.

In relation to the first condition, the ARB members clarified the city engineer's comment on the plans that the existing garage structure is too close to the house is not something that the homeowners need to address. The garage was built prior to the renovation, and no changes are being made to that structure, so the existing garage is grandfathered in.

The motion was seconded by Mr. Falk. The motion passed with a vote of 7 "Aye", 0 "Nay," and 0 Absent. The votes was as follows:

Reed Vorhees	"Aye"
John Falk	"Aye"
Mike Moran	"Aye"
Laura Switzer	"Aye"
Brad Weitekamp	"Aye"
Jon Emert	"Aye"
Jeff Fernhoff	"Aye"

MISCELLANEOUS

Mr. Johnson noted that the permit portal, My Government Online (MGO), will be launched at the end of January. He clarified that due to Sunshine Law concerns, the City cannot provide access to ARB members and allow them to make comments on the submitted plan since it would legally constitute a meeting.

The ARB also discussed the basic requirements of submitted plans before they can be moved before the ARB for consideration. The basic requirements discussed by the ARB include proposed contours and a tree plan if trees are being removed. Additional comments include:

- The tree study does not satisfy the requirement for a landscape plan, particularly for the property area within the public domain.
- The tree study and the landscape plan must be in congruence.

Mr. Johnson and the Board invited Ms. Neely to create a list of additional basic plan requirements for ARB consideration.

ADJOURN

Mr. Moran motioned to adjourn the meeting at 7:20 p.m.. The motion was seconded by Mr. Falk and unanimously carried to adjourn the meeting.



424 N. Sappington Road Glendale, Missouri 63122 (314) 965-3600 fax (314) 965-4772

APPLICATION FOR ARCHITECTURAL REVIEW BOARD

APPLICATION DATE 12/23/25 DATE OF ARB MEETING 1/14/26 ESTIMATED COST 750,000

PROJECT ADDRESS 895 Glen Elm Drive GLENDALE, MO 63122

NAME OF PROPERTY OWNER Schaff Land Development Company PHONE NUMBER (314) 707-4238

CONTRACTOR (NAME) Same as Owner PHONE NUMBER Same - Schaff Homes eCharterne

CONTRACTOR ADDRESS 16833 Kingstowne Estates Dr., Ballwin, MO 63011

ARCHITECT (NAME) Legacy Design Group PHONE NUMBER (314) 486-1846

ARCHITECT ADDRESS 5850 Macklind Ave., Suite 201, St. Louis, MO 63109

DETAILED DESCRIPTION OF WORK BEING PROPOSED: New Home - Legacydesigngroup@gmail.com

FLOOR AREA RATIO 29886 (FAR = Gross Floor Area divided by total area of lot. Gross Floor Area includes all areas provided with heat and/or air conditioning. Includes all conditioned half stories with ceiling heights of more than 5 feet. All living space with ceiling heights of sixteen (16) feet or greater shall be counted at 200%. Attached garages shall be counted at 50%. Exclude any finished or unfinished basement, a detached garage, and any unenclosed porch).

TOTAL FLOOR AREA OF NEW CONSTRUCTION (SQ. FT.) 2652.50

TOTAL FLOOR AREA OF EXISTING STRUCTURE (SQ. FT.) 0

TOTAL SQ. FT. OF LOT 8845 WIDTH AND DEPTH OF LOT (FT.) 89x100+

HEIGHT OF STRUCTURE 25'-3" NUMBER OF STORIES 2

ESTIMATED COMMENCE DATE Feb. 2026 EST. COMPLETION DATE Dec. 2026

Each application shall be accompanied with payment of a fee as follows:

Addition or Accessory Structure: \$150.00
New Home: \$200.00

(SEE REVERSE SIDE FOR APPLICATION CHECKLIST)

Applications must include 7 copies of all the following items (Arch D 24" x 36" size paper is acceptable). Electronic PDF copies must also be submitted, either by email to permits@glendalemo.org or on a USB Flash Drive. Packets are due no later than 5:00 p.m. 20 days prior to the scheduled ARB meeting. Please check each item included. The complete ARB Guidelines may be viewed on the City's website.

Applications for additions to existing homes must include the following content unless specific requirements are shown by the applicant to be not applicable to the proposed project and are modified or waived by the City Administrator.

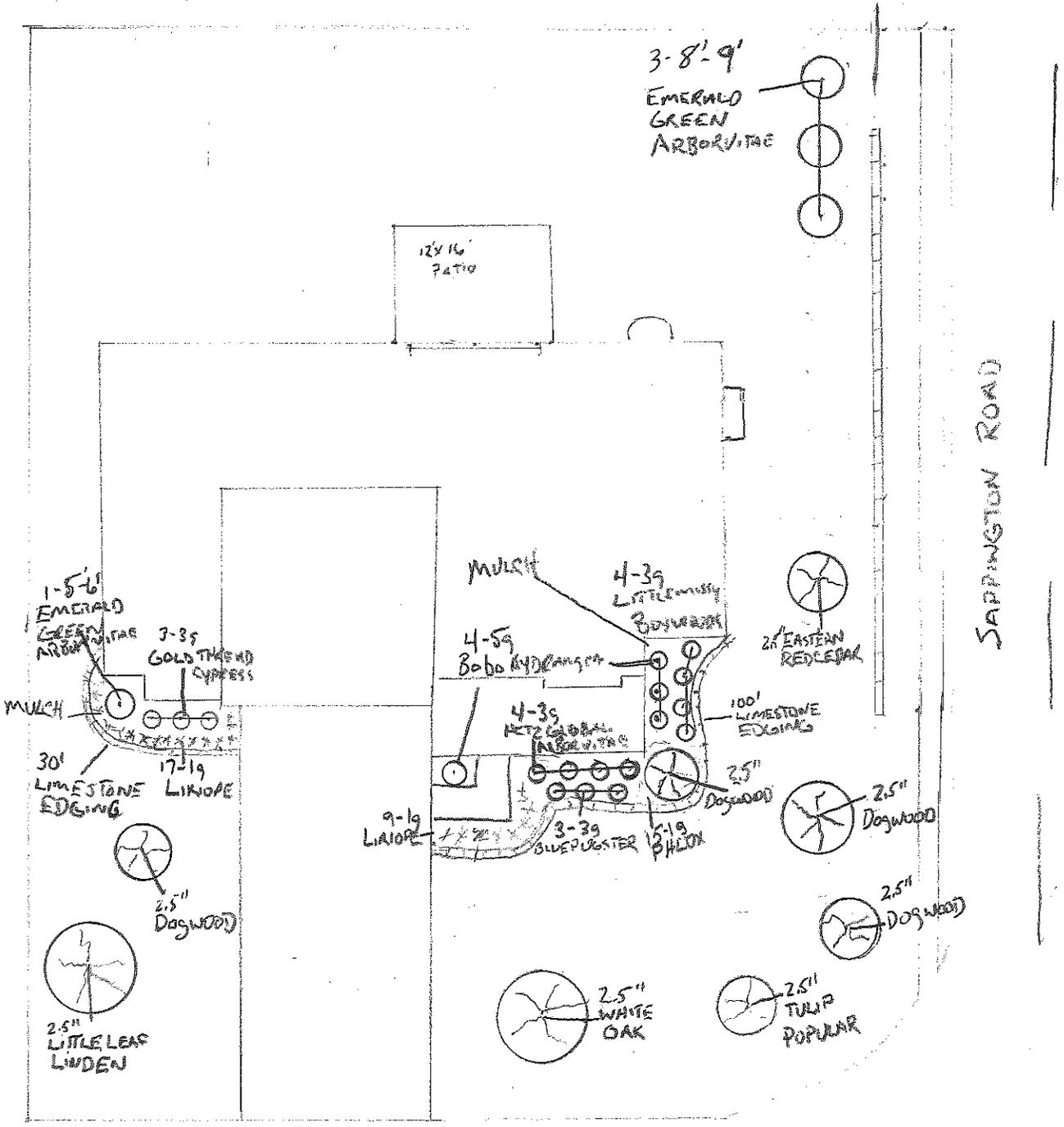
Schaff Land Development Company
Signature: [Handwritten Signature]
Date: 12/23/25

1. Existing Conditions Site Survey. Show all site conditions, paved areas, trees and landscaping.

SCALE 1/8" = 2'
John Whangon
#3

895 GLEN ELM DRIVE

3' x 60'
VERSA-LOK STANDARD
RETAINING WALL



GLEN ELM DRIVE



Install and maintain tree protection fence as indicated on preservation plan for all trees marked save. Silt protection shall be installed in a trenchless manner within the critical root zone of any tree to be SAVED. (I.E. woodchips, wattles, and hay bales)

I hereby certify that I have viewed the premises and provided this professional opinion regarding the survivability of significant trees on this site and abutting the site. Attached is a site plan illustrating the recommended location of tree protection fencing. This fence is to remain erect throughout the construction project . All tree inspections were performed from the ground and are limited in scope. Tree and utility locations are approximate and locations of utilities are subject to change.

A handwritten signature in black ink, appearing to read "Nick Wibbenmeyer".

Nick Wibbenmeyer
I.S.A. Certified Arborist
MW 6357A



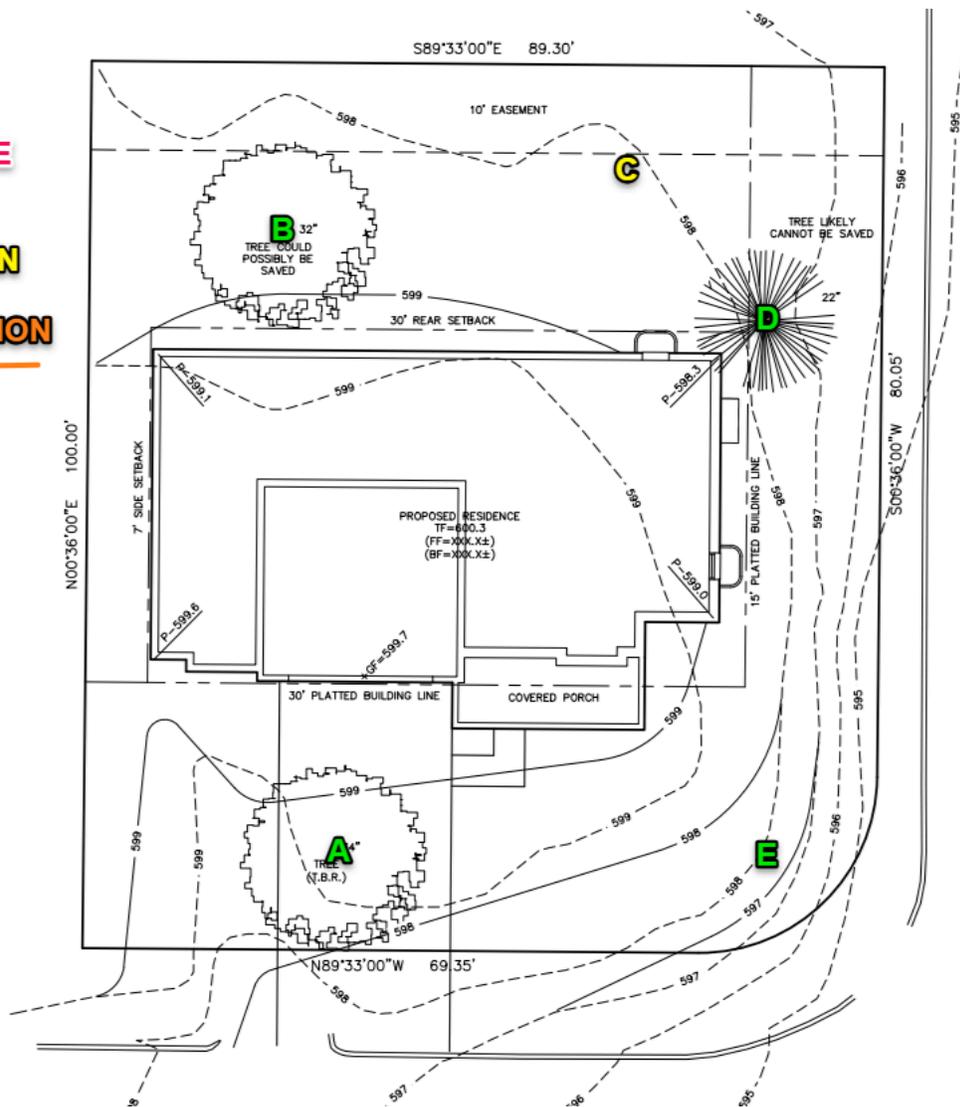
TREE STUDY
 SITE PLAN REVIEW
 11/17/2025
 12/30/2025

PROPERTY LOCATION: 895 Glen Elm

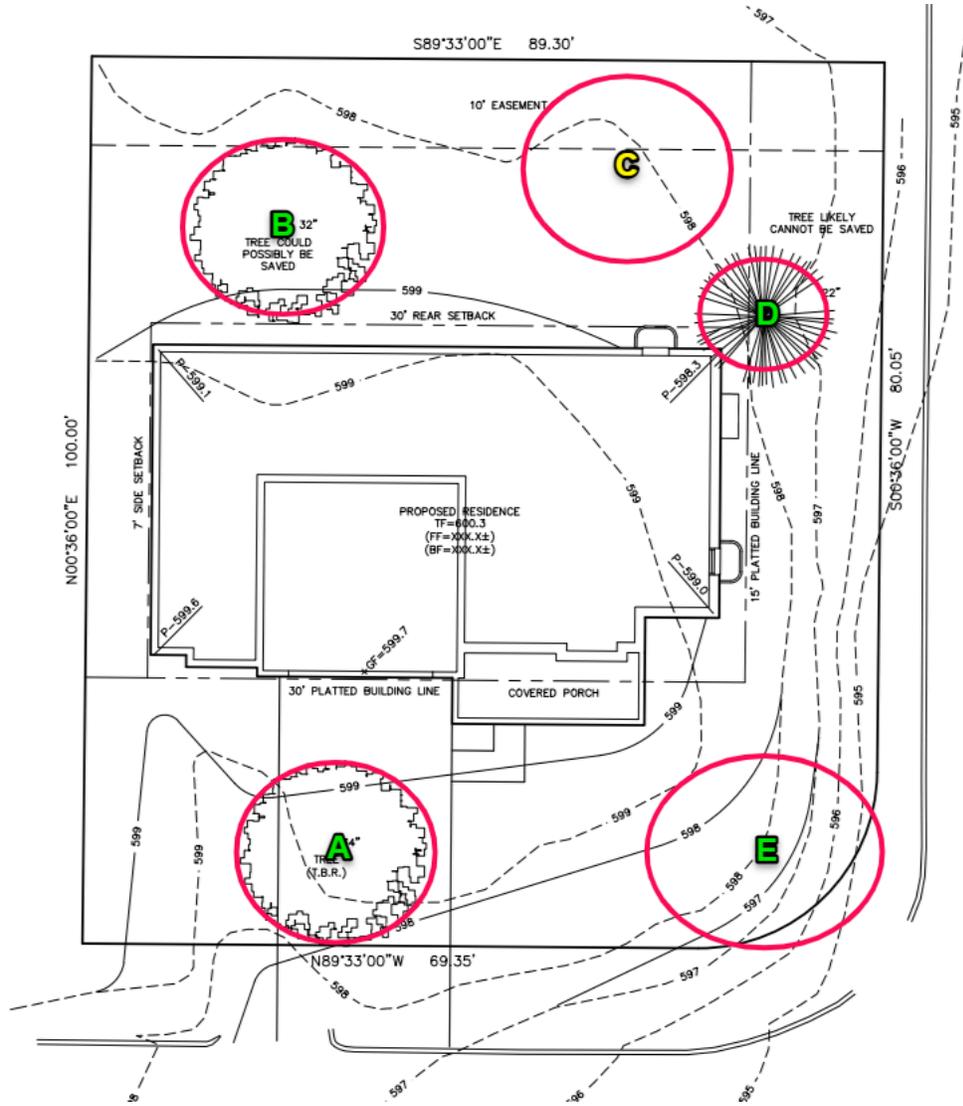
#	TREE SPECIES	D B H	PRESERVE/ TBR	ADJOINING LOT	COMMENTS	CONDITION
A	sweet gum	25"	TBR		compartmentalized wounds throughout, co-dominant top, deadwood PROPOSED DRIVEWAY	61
B	sweet gum	25"	TBR		epicormic growth, utility pruned, deadwood, storm damage GRADING	58
C	tulip poplar	29"	TBR		vertical crack on trunk, large hollow spot on trunk, storm damage, utility pruned, deadwood, epicormic growth CONDITION	25
D	eastern redcedar	2x9"	TBR		multi-stemmed, sucker growth, compartmentalized wounds on stems, deadwood FOUNDATION	60
E	sweet gum	33"	TBR		major girdling roots, co-dominant at 30', deadwood GRADING	59
1	littleleaf linden	2.5"	INSTALL		installed replacement tree	
2	white oak	2.5"	INSTALL		installed replacement tree	
3	tulip poplar	2.5"	INSTALL		installed replacement tree	
4	eastern redcedar	2.5"	INSTALL		installed replacement tree	
5	flowering dogwood	2.5"	INSTALL		installed replacement tree	
6	eastern redbud	2.5"	INSTALL		installed replacement tree	
7	flowering dogwood	2.5"	INSTALL		installed replacement tree	
8	evergreen tree	2.5"	INSTALL		installed replacement tree	
9	evergreen tree	2.5"	INSTALL		installed replacement tree	
10	evergreen tree	2.5"	INSTALL		installed replacement tree	

TOTAL TREES (@ or above 6" DBH)	TOTAL VIABLE TREES	TREES REMOVED	DEAD/DYING/DISEASED REMOVE	VIABLE TREES REMOVED	# OF VIABLE INCHES REMOVED	# OF 2.5" CALIPER REPLACEMENT TREES REQUIRED (1 per 10" removed)	OR REPLACEMENT COST @ \$120 PER CALIPER INCH
5	4	5	1	4	101	10	\$2400

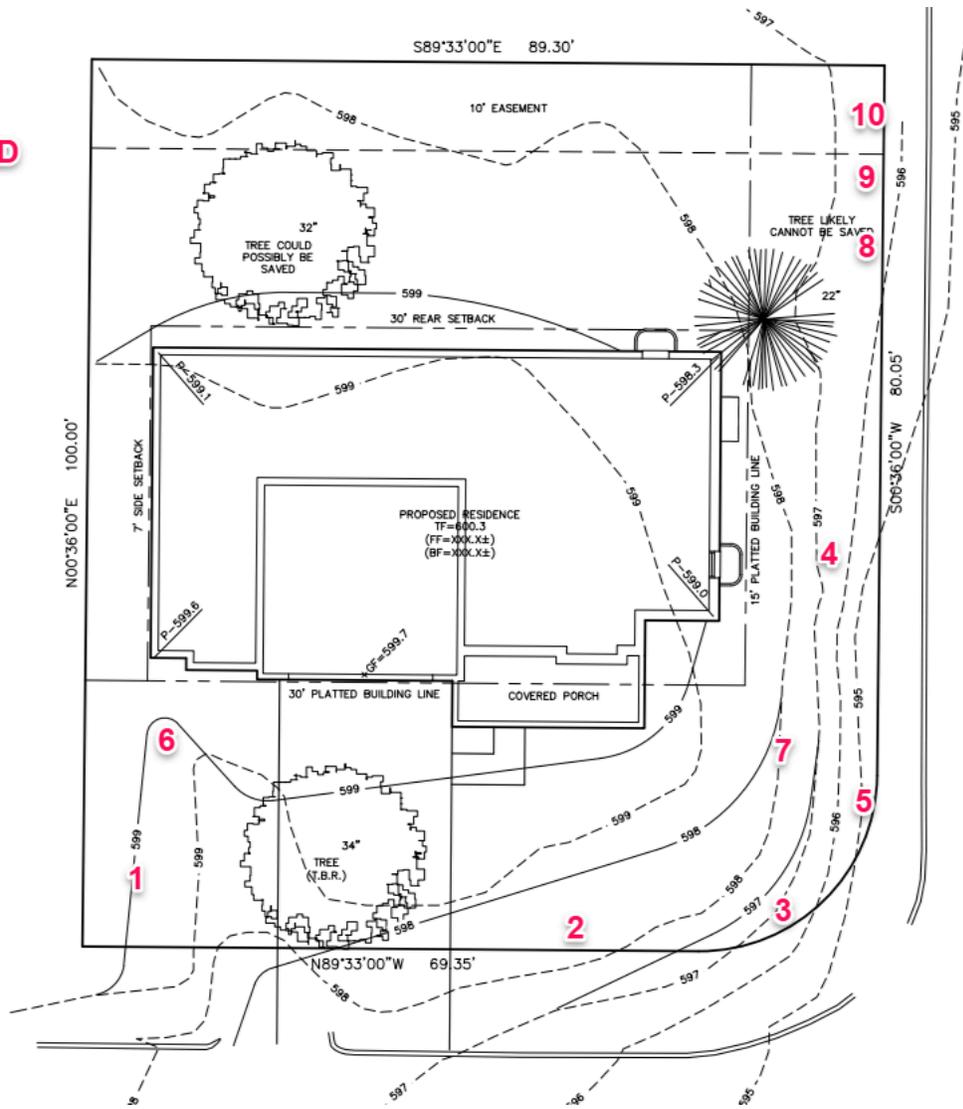
PRESERVE
TBR
POOR
CONDITION
TREE
PROTECTION
FENCE ———

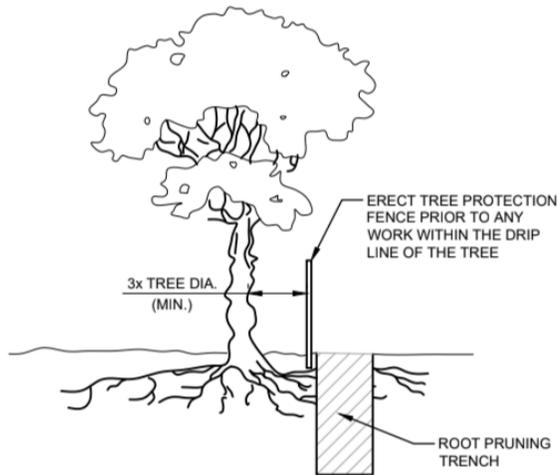


EXISTING CANOPY



PROPOSED CANOPY





NOTES:

1. ROOT PRUNING SHALL BE DONE WHENEVER THERE WILL BE GRADING, CUTTING OR COMPACTION DISTURBANCE UNDERNEATH THE DRIP LINE OF A TREE. PRIOR TO ANY WORK WITHIN DRIP LINE, THE CONTRACTOR SHALL ERECT A TREE PROTECTION FENCE AND CONTACT AN ISA CERTIFIED ARBORIST TO COORDINATE WORK. NO DISTURBANCE SHALL BE DONE WITHIN A DISTANCE OF 3X THE DIAMETER OF THE TREE, DUE TO STABILITY CONCERNS.
2. ROOT PRUNING SHALL BE DONE WITH A SHARP TOOL, IN SUCH A WAY THAT DOES NOT PULL ON THE ROOTS, BUT LEAVES SMOOTH CUTS. DO NOT TEAR ROOTS WITH EXCAVATION EQUIPMENT. IT IS PREFERABLE TO EXPOSE THE ROOTS PRIOR TO ROOT PRUNING. AFTER PRUNING, FILL THE AREA WITH QUALITY TOPSOIL AND WATER UNTIL THOROUGHLY SOAKED.
3. ONCE EXPOSED, ROOTS MUST BE COVERED WITHIN 8 HOURS. IF ROOTS WILL BE LEFT EXPOSED FOR LONGER THAN 8 HOURS, THEY MUST BE KEPT MOIST. ONE OPTION IS TO PUT MOIST BURLAP OVER THE EXPOSED ROOTS.

NOTES (CONT.):

4. ROOT PRUNING SHALL MEET OR EXCEED ANSI A300 OR APPROVED TREE CARE INDUSTRY STANDARDS.

DIGGING PROCESS

1. THE PRUNING TRENCH SHOULD BE CLEARED IN A WAY THAT EXPOSES THE ROOTS WHILE LEAVING THEM INTACT.
 - 1.1. USE HAND TOOLS OR AN AIR KNIFE II) DO NOT USE AN EXCAVATOR, AS THIS WILL PULL ON THE ROOTS AND POSSIBLY DAMAGE THE TRUNK III) IF A ROOT LARGER THAN 2" IS EXPOSED, LEAVE THIS ROOT INTACT AND CONTACT LANDSCAPE SERVICES
2. ONCE THE ROOTS ARE EXPOSED, USE A SHARP TOOL TO CLEANLY CUT ALL ROOTS WHICH ARE BETWEEN 1-2" DIAMETER, TO THE DEPTH OF THE PROPOSED DISTURBANCE
 - 2.1. APPROPRIATE TOOLS INCLUDE SHARP LOPPING SHEARS, HANDSAWS, A SHARPENED AXE, A ROOT PRUNER GRINDER, A RECIPROCATING SAW AND ANY OTHER SHARP TOOL WHICH LEAVES A CLEAN CUT
 - 2.2. YOU MAY NOT USE A CHAINSAW OR CHAIN TRENCHER TO MAKE THE FINAL CUTS
 - 2.3. ALL ROOTS SHALL BE LEFT WITH A CLEAN, SMOOTH ENDS AND NO RAGGED EDGES
3. POST PRUNING
 - 3.1. TREE ROOTS MUST BE KEPT MOIST. IF ROOTS ENDS WILL BE LEFT EXPOSED FOR MORE THAN 8 HOURS, COVER THE HOLE WITH MOIST BURLAP.
 - 3.2. FILL THE HOLE WITH HIGH QUALITY TOP SOIL, MULCH THE AREA WITH TRIPLE SHREDDED HARDWOOD TO A DEPTH OF 3", AND WATER WELL.

LEGEND

DESCRIPTION	SYMBOL
EXISTING MAJOR CONTOUR	---500---
EXISTING MINOR CONTOUR	---502---
PROPOSED MAJOR CONTOUR	—504—
PROPOSED MINOR CONTOUR	—502—
PROPOSED SPOT ELEVATION	+502.00
EXISTING SANITARY SEWER	---[SAN]---[SAN]---
EXISTING STORM SEWER	---[S]---
PROPOSED SANITARY SEWER	—●—
PROPOSED STORM SEWER	—■—
EXISTING WATERLINE	---[W]---[W]---
EXISTING FIRE HYDRANT	⦿
EXISTING GAS LINE	---[G]---[G]---
EXISTING OVERHEAD UTILITY	---[O]---[O]---
USE IN PLACE	(U.I.P.)
ADJUST TO GRADE	(A.T.G.)
TO BE REMOVED	(T.B.R.)
TO BE REMOVED AND REPLACED	(T.B.R.&R.)
TO BE REMOVED AND RELOCATED	(T.B.R.&REL.)

895 GLEN ELM DRIVE

CITY OF GLENDALE, ST. LOUIS COUNTY, MISSOURI

PROJECT DATA

LOCATOR NO. : 22M341260
 ADDRESS : 895 GLEN ELM DRIVE
 GLENDALE, MO 63122
 OWNER : DIANNA J. GAFFNER
 AREA OF TRACT : 8,845 S.F. (0.203 AC.)
 PRESENT ZONING : R-2
 PRESENT USAGE : SINGLE FAMILY RESIDENCE
 PROPOSED USAGE : SINGLE FAMILY RESIDENCE
 SCHOOL DISTRICT : KIRKWOOD
 FIRE DISTRICT : GLENDALE
 WATERSHED(S) : RIVER DES PERES
 FIRM PANEL : 29189C0307K
 UTILITIES : MISSOURI-AMERICAN WATER CO.
 METRO ST. LOUIS SEWER DIST.
 SPIRE / LACLEDE GAS COMPANY
 AT&T TELEPHONE COMPANY
 AMEREN UE

SITE COVERAGE

TOTAL SITE	AREA (S.F.)	AREA (AC.)	PERCENTAGE
EXISTING IMPERVIOUS	2,447	0.056	27.7%
PROPOSED IMPERVIOUS	3,197	0.073	36.1% *
CHANGE	+750	+0.017	+30.6%
FRONT YARD SETBACK	2,595	0.060	
EXISTING IMPERVIOUS	369	0.008	14.2%
PROPOSED IMPERVIOUS	716	0.016	27.6% **
CHANGE	+347	+0.008	+94.0%

* NO MORE THAN 55% ALLOWABLE PER SECTION 3B
 ** NO MORE THAN 45% ALLOWABLE PER SECTION 3B

- PROPOSED HOUSE (2,409 S.F.)
- PROPOSED PAVEMENT (788 S.F.)

YARD SETBACK REQUIREMENTS

FRONT: 30' PLATTED ALONG GLEN ELM DRIVE
 15' PLATTED ALONG N. SAPPINGTON RD.
 SIDE: 7'
 REAR: 30'

DIFFERENTIAL RUNOFF

DESIGN STORM: 15-YEAR 20-MINUTE
 4.20 CFS/AC ROOF SURFACE
 3.54 CFS/AC. PAVED SURFACE
 1.70 CFS/AC. PERVIOUS SURFACE

EXISTING CONDITIONS:
 ROOF - 1,432 S.F. x 4.20 / 43,560 = 0.138
 PAVED - 1,015 S.F. x 3.54 / 43,560 = 0.082
 OPEN - 6,398 S.F. x 1.70 / 43,560 = 0.250
 TOTAL Q = 0.47 CFS

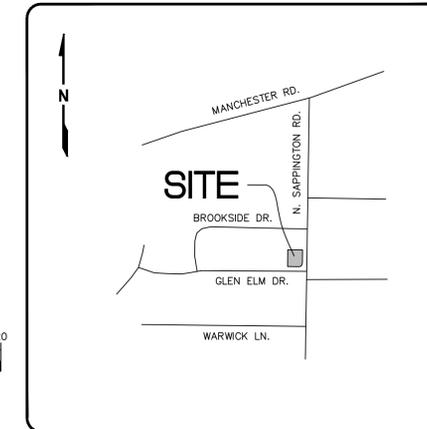
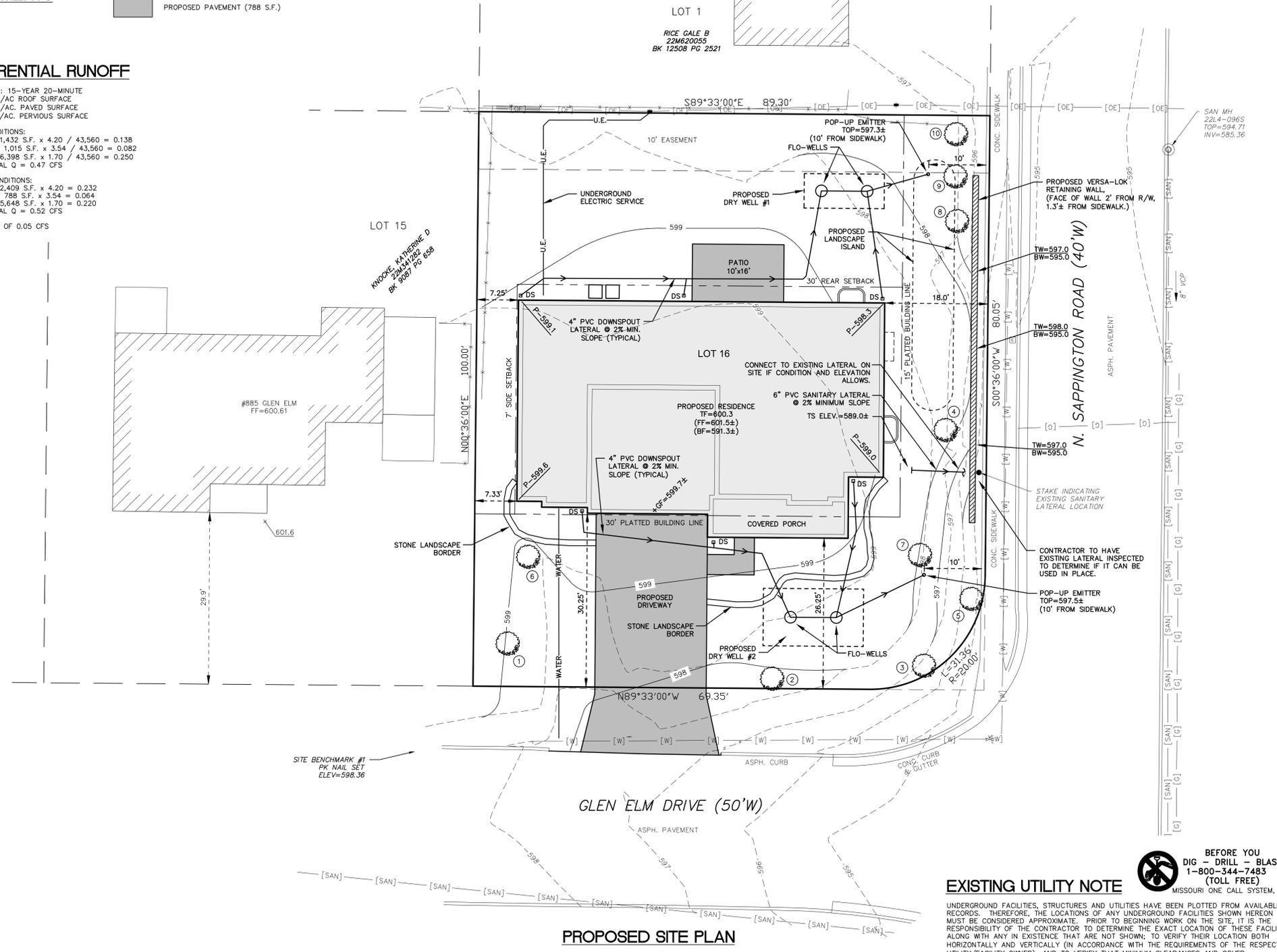
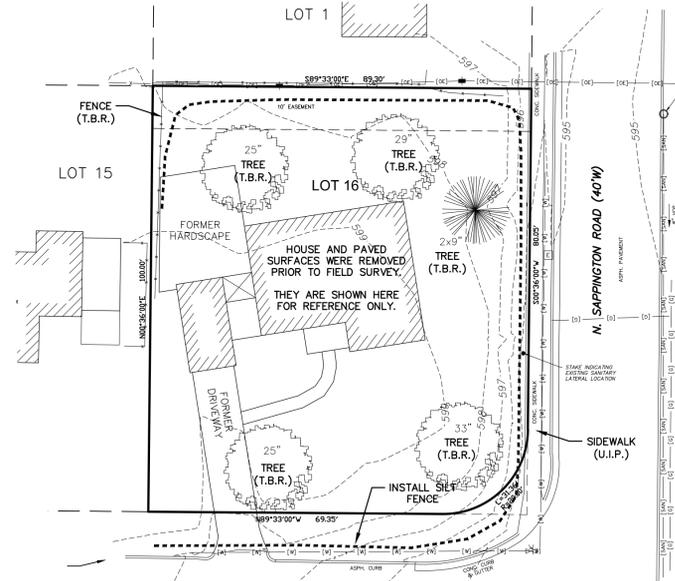
PROPOSED CONDITIONS:
 ROOF - 2,409 S.F. x 4.20 = 0.232
 PAVED - 788 S.F. x 3.54 = 0.064
 OPEN - 5,648 S.F. x 1.70 = 0.220
 TOTAL Q = 0.52 CFS

NET INCREASE OF 0.05 CFS

① thru ⑩ DENOTES TREES PROPOSED TO BE PLANTED. SEE TREE STUDY PREPARED BY FRONTENAC FORESTRY FOR DETAILS.

GENERAL NOTES

- BOUNDARY & IMPROVEMENT SURVEY PROVIDED BY SHERRILL ASSOCIATES, INC.
- GRADING AND STORMWATER DRAINAGE TO CONFORM TO THE STANDARDS OF THE CITY OF GLENDALE, MSD, AND MOBNR.
- SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL.
- SANITARY SEWERS TO MEET THE CITY OF GLENDALE AND M.S.D. STANDARDS ON SITE.
- ALL UTILITY SERVICES SHALL BE UNDERGROUND.
- UTILITY INFORMATION PER SURVEY PROVIDED AND AVAILABLE RECORDS.
- ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO THE CITY OF GLENDALE STANDARDS.
- THE FINISHED GRADE LEVEL AT THE BUILDING TO BE MINIMUM OF 6" BELOW TOP OF FOUNDATION FOR MASONRY AND 8" FOR FRAME AND BRICK VENEER.
- THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN ONE UNIT VERTICAL IN 12 UNITS HORIZONTAL (1:12) FOR A MINIMUM DISTANCE OF 8 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL.
- ALL GRADING SHALL CONFORM TO THE APPROVED GRADING PLAN.
- FOUNDATION FOOTINGS SHALL BE CONSTRUCTED SO AS TO MAINTAIN A 2" DEPTH OF EARTH COVER OR AS REQUIRED BY THE LOCAL BUILDING CODES.
- BUILDING DIMENSIONS ARE TO BE VERIFIED WITH ARCHITECT PRIOR TO EXCAVATION OR CONSTRUCTION.
- THIS IS NOT A SURVEY AND DOES NOT MEET THE "MISSOURI MINIMUM STANDARDS FOR BOUNDARY SURVEYS."
- ALL SEWER CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE METROPOLITAN ST. LOUIS SEWER DISTRICT STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWER AND DRAINAGE FACILITIES, 2009.
- LEAF SCREENS ARE RECOMMENDED ON ALL DOWNSPOUTS THAT ARE PIPED TO STORM WATER BMP. SEE DOWNSPOUT DETAIL.



EXISTING UTILITY NOTE

BEFORE YOU DIG - DRILL - BLAST 1-800-344-7483 (TOLL FREE) MISSOURI ONE CALL SYSTEM, INC.

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. THEREFORE, THE LOCATIONS OF ANY UNDERGROUND FACILITIES SHOWN HEREON MUST BE CONSIDERED APPROXIMATE. PRIOR TO BEGINNING WORK ON THE SITE, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATION OF THESE FACILITIES, ALONG WITH ANY IN EXISTENCE THAT ARE NOT SHOWN; TO VERIFY THEIR LOCATION BOTH HORIZONTALLY AND VERTICALLY (IN ACCORDANCE WITH THE REQUIREMENTS OF THE RESPECTIVE UTILITY FACILITY OWNER); AND TO VERIFY THAT MINIMUM CLEARANCES AND COVER REQUIREMENTS BETWEEN THE EXISTING FACILITIES AND THE PROPOSED WORK WILL BE MET.

Scharf Land Development Co.
 895 Glen Elm Drive
 Glendale, MO 63122

Vance Engineering, Inc.
 10537 Lackland Road
 St. Louis, MO 63114
 P: 314.427.1800

895 GLEN ELM DRIVE

SITE PLAN

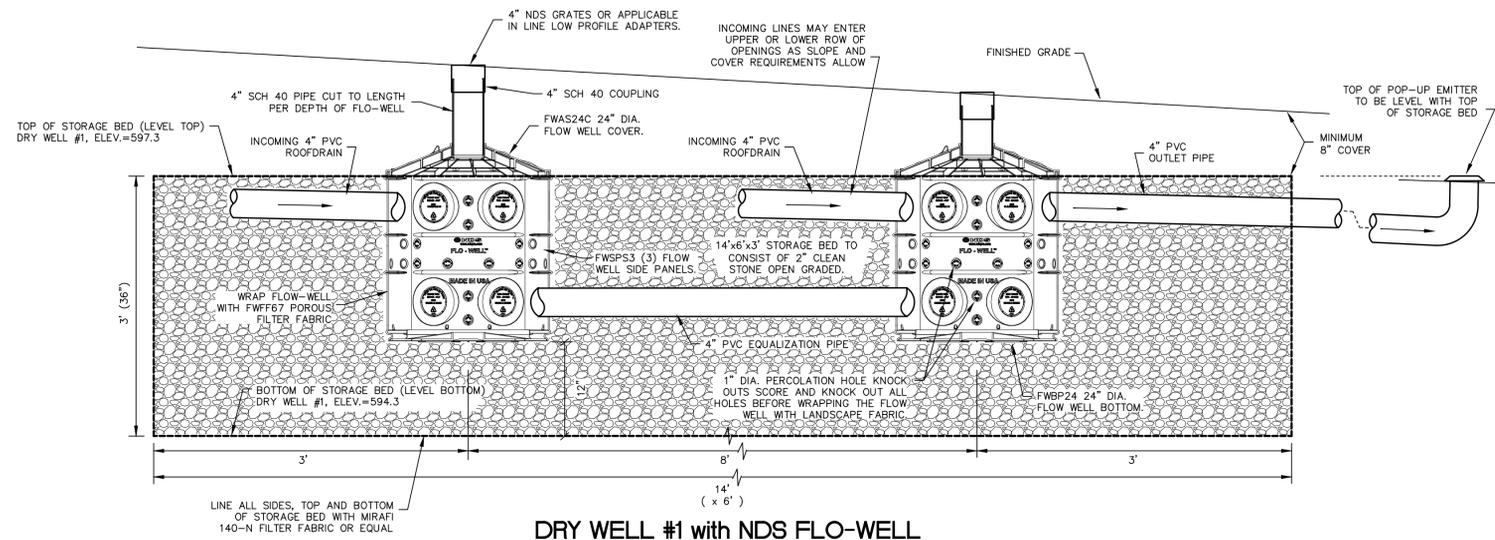
PRELIMINARY

16/2028
 MICHAEL CLAY VANCE
 PROFESSIONAL ENGINEER
 MISSOURI LIC NO E-25616

REVISED

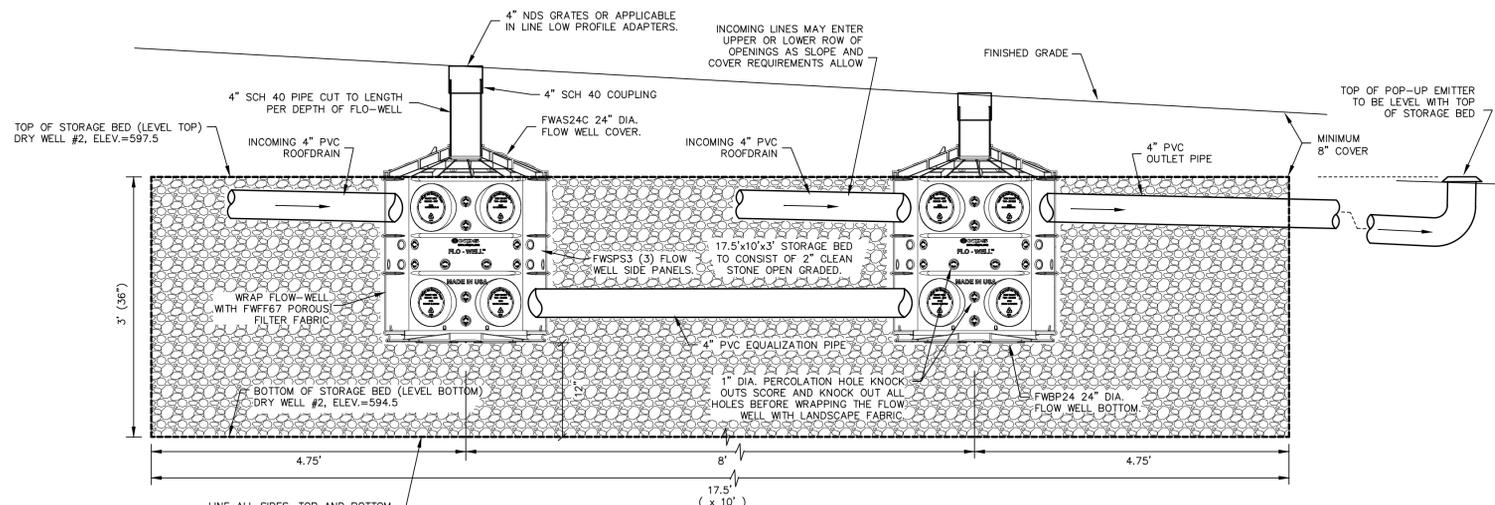
01/06/26 ROOF AREAS

25139
 11/17/25
 1 / 2
 COPYRIGHT 2025



DRY WELL #1 with NDS FLO-WELL

SECTION VIEW (1" = 1')
 NOTE: CONTRACTOR SHALL REFER TO AND FOLLOW THE INSTALLATION PROCEDURES PROVIDED IN THE MANUFACTURERS INSTALLATION GUIDE.

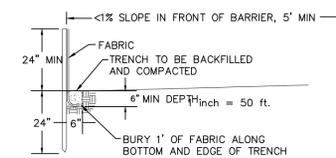
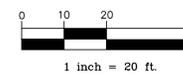


DRY WELL #2 with NDS FLO-WELL

SECTION VIEW (1" = 1')
 NOTE: CONTRACTOR SHALL REFER TO AND FOLLOW THE INSTALLATION PROCEDURES PROVIDED IN THE MANUFACTURERS INSTALLATION GUIDE.

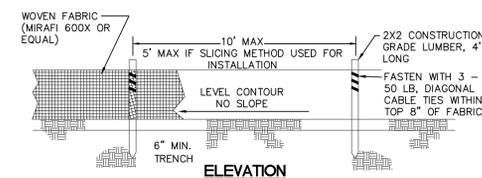


AERIAL - ADJOINING PROPERTIES



SECTION

NOTE: IF FABRIC IS INSTALLED BY EQUIPMENT DESIGNED TO SLICE INTO THE GROUND, THE TRENCH IS NOT NEEDED



ELEVATION

- NOTES:**
- SEE PLAN FOR INITIAL INSTALLATION LOCATION.
 - INSTALL SILT FENCE PRIOR TO DISTURBANCE OF NATURAL VEGETATION AND AT APPROPRIATE INTERVALS DURING CONSTRUCTION OF FILL SLOPES.
 - INSPECT & MAINTAIN FENCE AFTER EVERY RAINSTORM OR MINIMUM 2 WEEK INTERVALS DURING DRY PERIODS.
 - SILT IS TO BE REMOVED WHEN DEPTH ALONG THE FENCE REACHES 12" OR 1/2 THE FENCE HEIGHT.
 - REPAIR / REPLACE TORN OR CLOGGED FABRIC, LOOSE FABRIC, BROKEN POSTS, ETC. TO MAINTAIN INTEGRITY OF SILT FENCE THROUGHOUT CONSTRUCTION.
 - STABILIZE ANY AREAS SUSCEPTIBLE TO UNDERMINING AS SOON AS THEY ARE NOTICED.
 - EXTEND/ADD FENCE AS NECESSARY TO MAINTAIN/PROVIDE ADEQUATE PROTECTION.
 - UPON ESTABLISHMENT OF ADEQUATE VEGETATION, REMOVE FENCE, REGRADE AND VEGETATE TRENCH AREA.

SILT FENCE DETAIL

N.T.S.

STORM WATER CALCULATIONS

DESIGN STORM: 15-YEAR 20-MINUTE
 4.20 CFS/AC. ROOF SURFACE
 3.54 CFS/AC. PAVED SURFACE
 1.70 CFS/AC. PERVIOUS SURFACE

FOR NEW CONSTRUCTION, THE RUNOFF FROM THE ENTIRE ROOF AREA IS TO BE COLLECTED AND DETAINED.

ROOF DRAINAGE TO NORTH (DRY WELL #1), PROPOSED ROOF AREA = 981 S.F.

RUNOFF = 981 S.F. x 4.20 CFS/AC. / 43,560 = 0.09 CFS

RUNOFF VOLUME TO BE DETAINED:
 0.09 CFS x 60 S/MIN x 20 MIN = 108 C.F.

VOLUME OF DRY WELL #1:
 14' x 6' x 3' x 40% VOIDS = 101 C.F.
 PLUS TWO 50 GAL FLO-WELLS x 60% = 8 C.F.

VOLUME PROVIDED = 109 C.F.

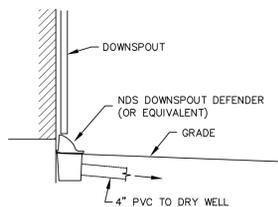
ROOF DRAINAGE TO SOUTH (DRY WELL #2), PROPOSED ROOF AREA = 1,826 S.F.

RUNOFF = 1,826 S.F. x 4.20 CFS/AC. / 43,560 = 0.18 CFS

RUNOFF VOLUME TO BE DETAINED:
 0.18 CFS x 60 S/MIN x 20 MIN = 216 C.F.

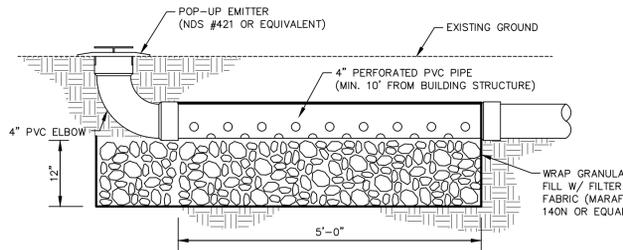
VOLUME OF DRY WELL #2:
 17.5' x 10' x 3' x 40% VOIDS = 210 C.F.
 PLUS TWO 50 GAL FLO-WELLS x 60% = 8 C.F.

VOLUME PROVIDED = 218 C.F.



DOWNSPOUT DETAIL

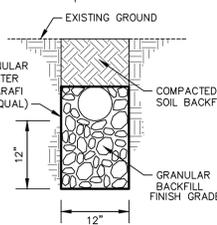
FOR DOWNSPOUTS THAT ARE PIPED TO DRY WELL



NOTES:

- GRANULAR FILL SHALL BE 1" MIN. CLEAN DRAINAGE ROCK.
- COMPACT SOIL MATERIAL UNDER LAWNS TO 85% MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED PROCTOR COMPACTION TEST. (ASTM D 1557)

POP-UP EMITTER



EXISTING UTILITY NOTE



UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. THEREFORE, THE LOCATIONS OF ANY UNDERGROUND FACILITIES SHOWN HEREON MUST BE CONSIDERED APPROXIMATE. PRIOR TO BEGINNING WORK ON THE SITE, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATION OF THESE FACILITIES, ALONG WITH ANY IN EXISTENCE THAT ARE NOT SHOWN; TO VERIFY THEIR LOCATION BOTH HORIZONTALLY AND VERTICALLY (IN ACCORDANCE WITH THE REQUIREMENTS OF THE RESPECTIVE UTILITY FACILITY OWNERS); AND TO VERIFY THAT MINIMUM CLEARANCES AND COVER REQUIREMENTS BETWEEN THE EXISTING FACILITIES AND THE PROPOSED WORK WILL BE MET.

THE WORK PREPARED BY OR UNDER THE AUTHORITY OF THIS ENGINEER IS AUTHENTICATED BY HIS SEAL AND DATED ONLY, INCLUDING GRADING, DRAINAGE, AND APPROPRIATE TO THE PROJECT. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE SERVICES AND TO THE DATE OF THE DRAWING. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED TO HIM BY OTHERS. THE ENGINEER'S LIABILITY IS LIMITED TO THE SERVICES AND TO THE DATE OF THE DRAWING. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED TO HIM BY OTHERS.

Scharf Land Development Co.
 895 Glen Elm Drive
 Glendale, MO 63122

Vance Engineering, Inc.
 10537 Lackland Road
 St. Louis, MO 63114
 P: 314.427.1800

VANCE ENGINEERING, INC.
 MISSOURI STATE CERTIFICATE OF AUTHORITY NO. 2003022194

895 GLEN ELM DRIVE

SITE PLAN

PRELIMINARY

1/8/2028
 MICHAEL CLAY VANCE
 PROFESSIONAL ENGINEER
 MISSOURI LIC NO E-25616

REVISED

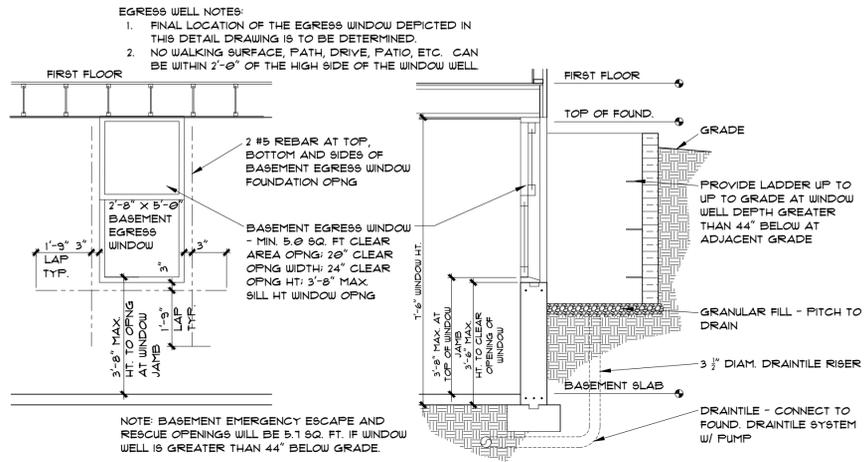
01/06/26 ROOF AREAS

25139

11/17/25

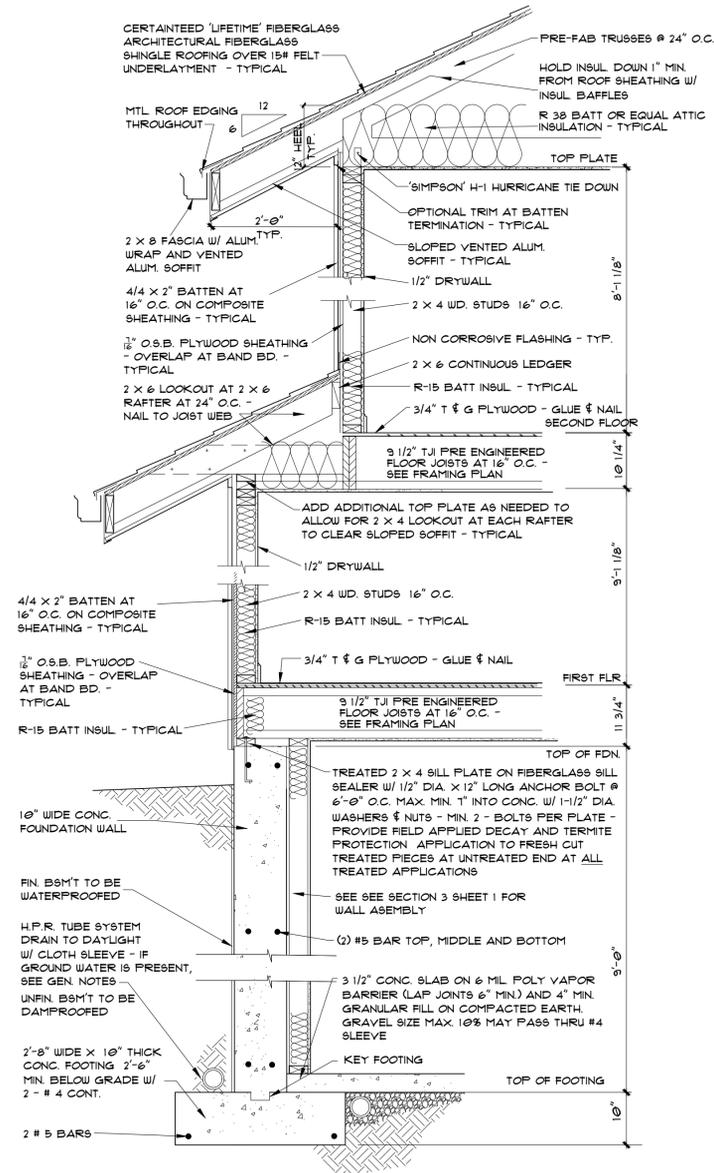
2 / 2

COPYRIGHT 2025



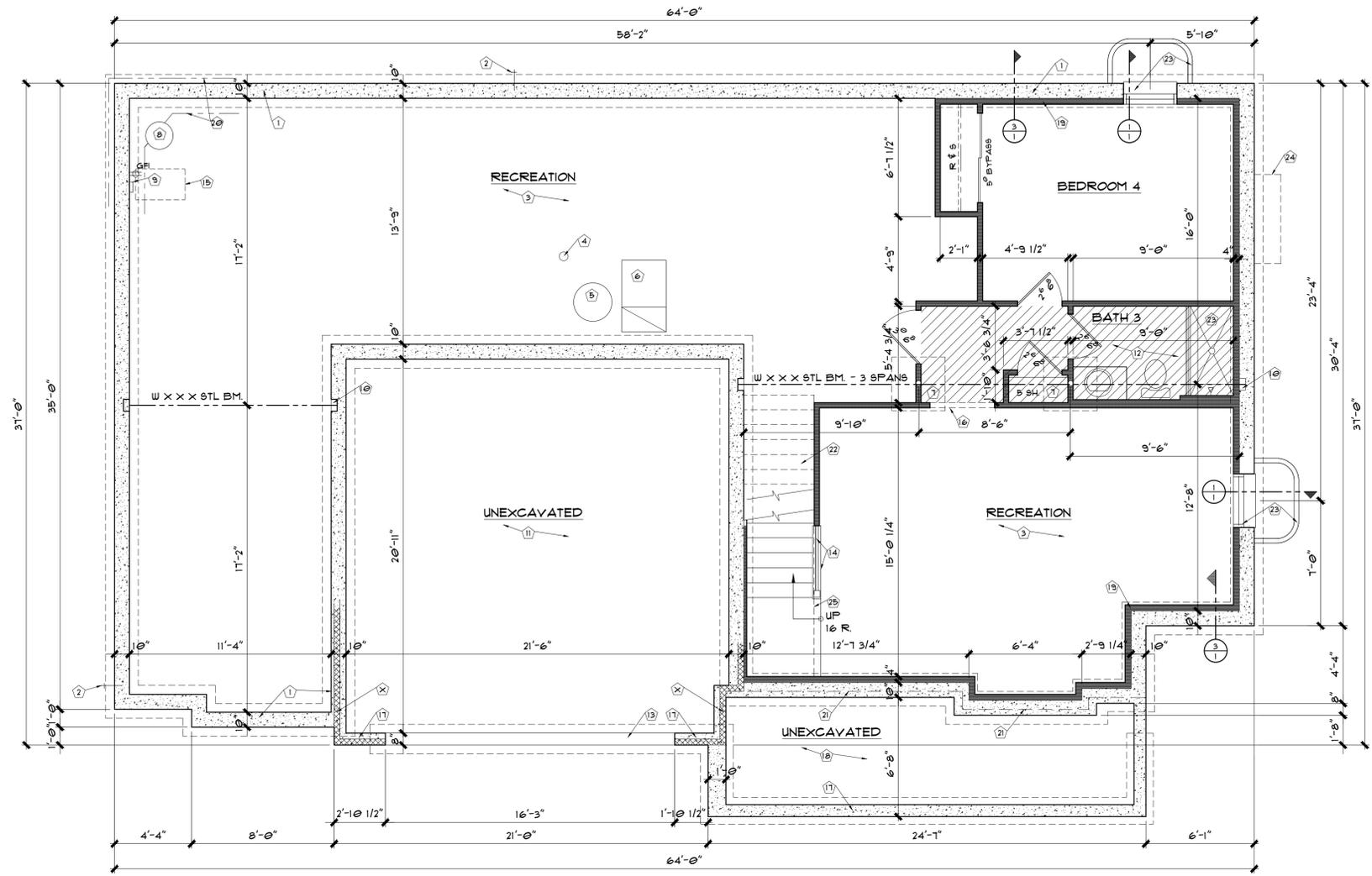
EGRESS WINDOW WELL

SCALE: 3/8" = 1'-0"



WALL SECTION

SCALE: 3/4" = 1'-0"

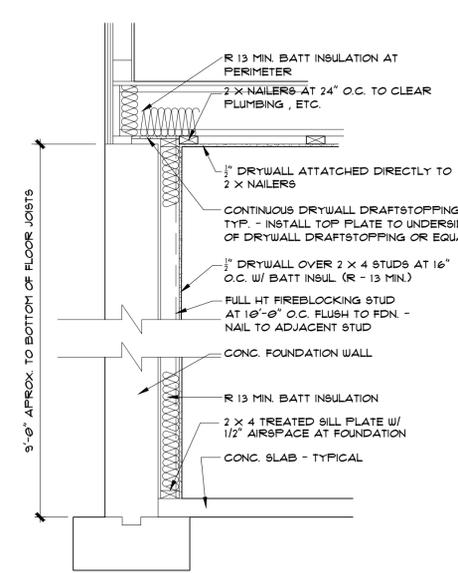


BASEMENT PLAN

SCALE: 1/4" = 1'-0" 614 SQ FT

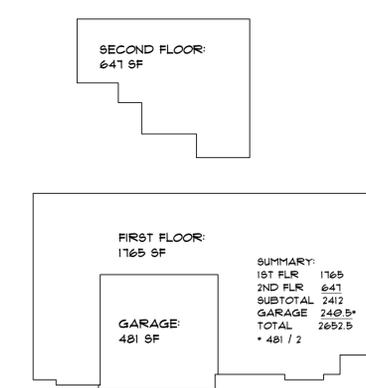
KEYED NOTES:

- 10" THICK X 9'-0" HIGH FOUNDATION W/ 2 - #5 CONT. REBAR TOP, MIDDLE AND BOTTOM. ON 2'-8" WIDE X 10" THICK KEYED CONC. FOOTING W/ 2 - #5 REBAR.
- FREEZEPROOF HOSE BIB - 2 LOCATIONS - VERIFY LOCATION W/ OWNER.
- 3" CONC. SLAB OVER 6 MIL POLY VAPOR BARRIER (LAP JOINTS 6" OVER 4" MIN. GRAN. FILL.
- FLOOR DRAIN.
- HIGH EFFICIENCY 15 GAL GAS WATER HEATER W/ EXPANSION TANK - VERIFY LOCATION W/ HVAC CONTRACTOR.
- HIGH EFFICIENCY ZONED GAS FORCED AIR FURNACE - VERIFY LOCATION W/ HVAC CONTRACTOR.
- ALL CONCRETE PAD FOOTINGS ARE 40" SQUARE X 12" THICK WITH (3) #5 BARS EACH WAY AT THE BOTTOM (UNLESS NOTED OTHERWISE). ALL FLOOR CARRIER BEAM SUPPORT COLUMNS ARE PREFABRICATED ADJUSTABLE STEEL PIPE COLUMN ASSEMBLIES WITH A MINIMUM ICC-ES LOAD RATING OF 15,000-LB.
- 1'-6" DIAM. X 2'-0" DEEP (BELOW SLAB) SUMP PIT W/ PUMP AND PLASTIC COVER - DISCHARGE UP AND OUT AT BAND BOARD - VERIFY LOCATION.
- 400 AMP ELECTRIC PANEL - VERIFY LOCATION.
- BEAM POCKET - GROUT SOLID - SLOPE AWAY FROM HOUSE.
- 4" CONC. SLAB W/ 6 X 6 10' / 10' W.U.F. ON 4" MIN. GRAN. FILL - SLOPE 5' TO OVERHEAD DOORS - KEY FOUNDATION OR EQUAL TO RECEIVE SLAB.
- HATCHED AREA INDICATES EXTENT OF DRYWALL CEILING AT UNDERSIDE OF STL BM. AND HVAC TRUNKLINE.
- HOLD DOWN TOP OF FOUNDATION 12" TO RECEIVE SLAB AT DOOR OPENING.
- 2'-10" HIGH GRASPABLE RAILING W/ BALUSTERS AT 4" MAX. CLEAR BETWEEN ON DRYWALL CURBS W/ WOOD CAP.
- PROVIDE MIN. 30" WIDE X 36" DEEP CLEAR WORKING SPACE AT ELECTRIC PANEL.
- 6'-8" HIGH CASSED OPENING.
- 8" THICK FOUNDATION W/ 2 - #4 CONT. REBAR TOP AND BOTTOM. ON 2'-0" WIDE X 8" THICK KEYED CONC. FOOTING 2'-6" MIN. BELOW GRADE W/ 2 - #4 REBAR.
- 3" CONC. SLAB ON ROCK FILL - SET ON FOUNDATION AT HOUSE 2'.
- 2 X 4 STUDS AT 16" O.C. ON TREATED SILL PLATE W/ R13 BATT INSUL AT FINISHED AREA - TYPICAL.
- HYDROCHANNEL EXTERIOR DRAIN TILE CONTINUOUS AROUND PERIMETER OF FOUNDATION - DRAIN TO DAYLIGHT OR TO SUMP TANK.
- SET CONC. SLAB ON CONC. FOUNDATION 4" AT PORCH SLAB.
- INSTALL 1/2" DRYWALL TO UNDER SIDE OF STAIR STRINGER AND LANDING PER FIRE CODE - TYPICAL.
- EGRESS WINDOW WELL - INSTALL WINDOW FLUSH TO UNDERSIDE OF FLOOR JOISTS. SEE DETAIL 1 SHEET 3.
- CANTILEVERED FLOOR JOISTS AT FIREPLACE - INSULATE TO R 13 MIN. AND COVER W/ MATCHING COMPOSITE MATERIAL.
- LINE OF VAULT CEILING AT STAIR STRINGERS ABOVE.
- HATCHED AREA INDICATES SILL PLATE LOCATION AT GARAGE.



FINISHED LOWER LEVEL

SCALE: 3/4" = 1'-0"



FAR PLAN

SCALE: 1/16" = 1'-0"

OVERALL CALCULATION SUMMARY:
8845 LOT SIZE 2652.5 FAR TOTAL / 8845 LOT SIZE = 29988%

SUMMARY:	
1ST FLR	1765
SUBTOTAL	2412
GARAGE	240.5
TOTAL	2652.5
	* 481 / 2

CODE SUMMARY	
RESIDENTIAL CODE	2015 INTERNATIONAL RESIDENTIAL CODE
ELECTRICAL CODE	2014 NATIONAL ELECTRIC CODE
MECHANICAL CODE	2015 INTERNATIONAL MECHANICAL CODE
PLUMBING CODE	2015 INTERNATIONAL PLUMBING CODE
ENERGY CODE	2015 INT. ENERGY CONSERVATION CODE

LEGACY DESIGN GROUP
5850 Macklind Avenue #201 St. Louis, Missouri 63109
314.486.1846
legacydesigngroup@gmail.com

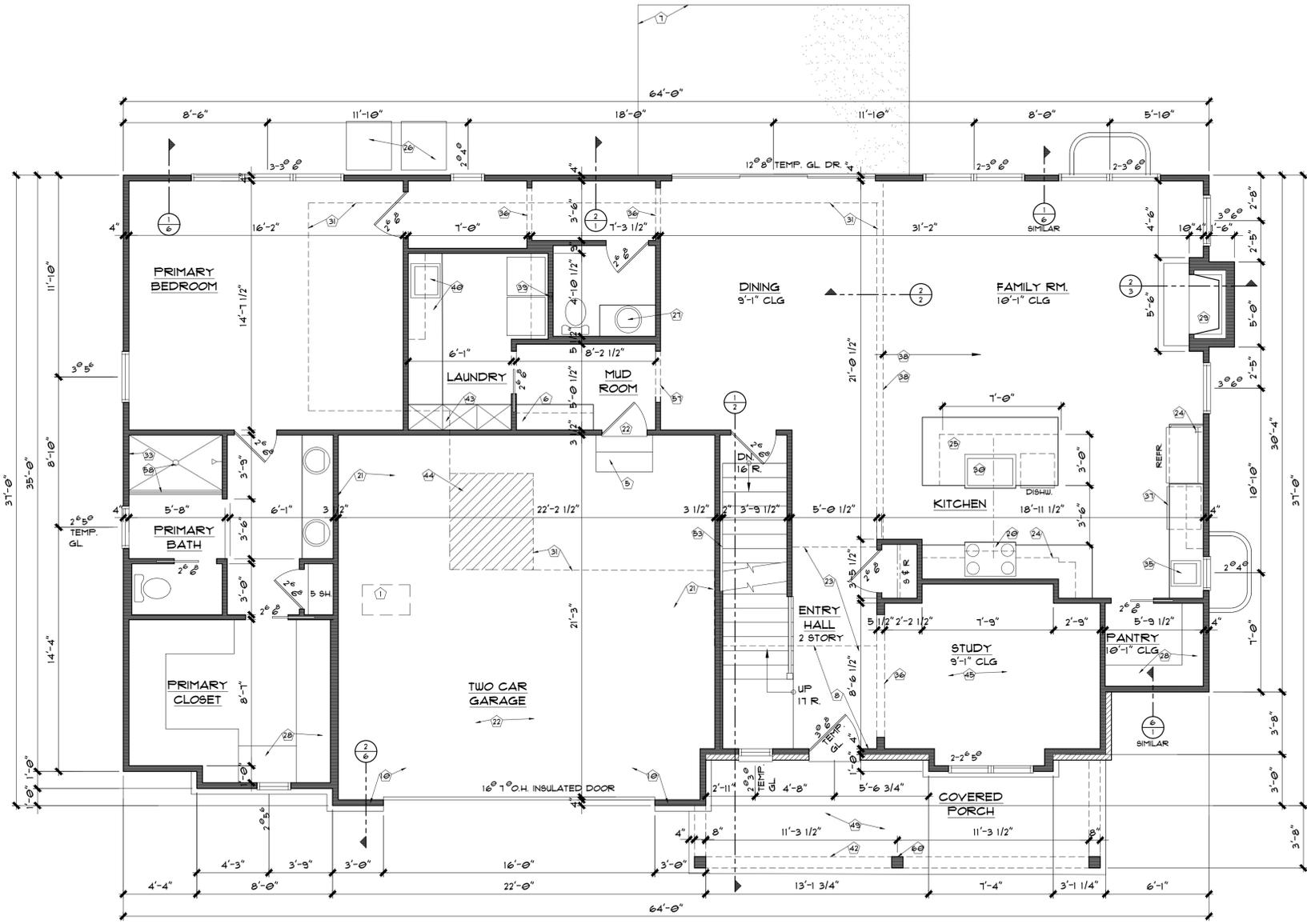
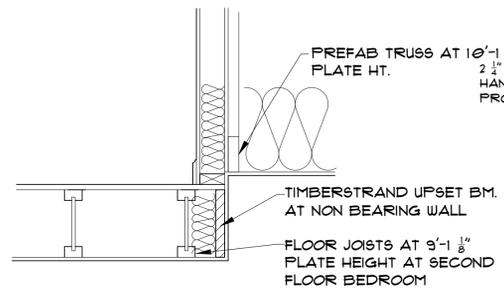
PROPOSED NEW RESIDENCE AT:
895 GLEN ELM DRIVE
GLENDALE, MISSOURI 63122

A1
SHEET 1 OF 4
DATE 12/15/25
REVISION

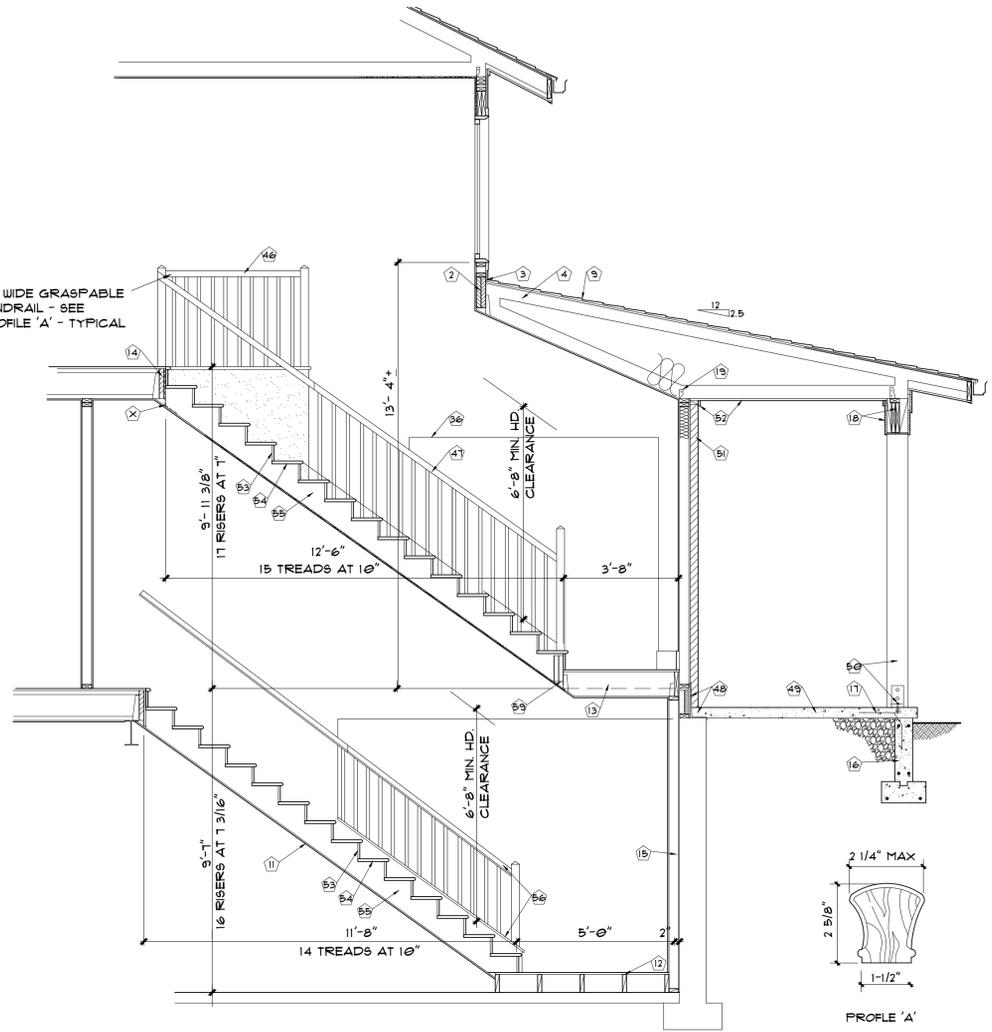
- KEYED NOTES:**
- 22" x 36" ATTIC SCUTTLE
 - MICROLLAM BM. - SEE FRAMING PLAN.
 - NON CORROSIVE FLASHING - TYPICAL
 - PREFAB SCISSOR TRUSSES AT 24" O.C.
 - 3'-0" WIDE MIN. CONC. STEPS - 10" TREAD AND 1 1/2" MAX. RISER.
 - 1'-0" HIGH LOCKERS EACH SIDE - OPEN BELOW AT SHOE KICKOFF.
 - 16'-0" x 10'-0" 3/4" CONC. SLAB - SLOPE AWAY FROM HOUSE.
 - VAULT CEILING - STAIR SECTION SHEET 2.
 - SHINGLE ROOFING OVER ICE SHIELD OR EQUAL.
 - INSTALL DRYWALL SOFFIT UNDER TRUNKLINE AT ENTIRE HALL ETC.
 - VOID
 - SUBFLOOR OVER 2 x 8 #1 FLOOR JOISTS AT 16" O.C. - SET ON TREATED NAILER EACH END.
 - 2 x 10 FLOOR JOISTS AT 16" O.C. AT RAISED LANDING.
 - 1 1/2" x 3 1/2" AT STRINGER AND RAISED LANDING SUPPORT.
 - 2 x 4 STUD WALL AT 16" O.C. ON TREATED BILL PLATE.
 - 8" CONC. FOUNDATION W/ 2 #4 REBAR TOP AND BOTTOM ON 24" x 8" CONC. FOOTING AT 2'-6" MIN. BELOW GRADE W/ 2 #4 REBAR.
 - #4 BENT REBAR AT 36" O.C. AT SLAB TO FOUNDATION TERMINATION.
 - BUILT OUT COMPOSITE CEDAR TONE WRAP AT BOX BM.
 - H-1 HURRICANE CLIP AT TRUSS CONNECTION - TYPICAL.
 - GAS RANGE / OVEN W/ 400 C.F.M. MAX. VENTED HOOD ABOVE.
 - 1 LAYER 3/4" TYPE X DRYWALL EACH SIDE AT HOUSE / GARAGE SEPARATION WALL AND 1 LAYER AT ENTIRE CEILING - DRYWALL REMAINING WALLS - INSULATE EXTERIOR WALLS AND CEILING AT ATTIC SPACE.
 - 3'-0" x 6'-8" 20 MIN. RATED 20 MINUTE RATED LABEL DOOR.
 - 2 STORY OPENING ABOVE.
 - WATERLINE AT ICEMAKER AT 60" REFRIGERATOR.
 - ISLAND W/ FLUSH SERVING BAR.
 - A/C CONDENSER LOCATION - VERIFY LOCATION W/ HVAC CONTRACTOR - SET ON PADS - UNITS TO BE LOCATED 5'-0" MIN. FROM PROPERTY LINE.
 - PEDESTAL SINK.
 - SHELVING - VERIFY CONFIGURATION W/ OWNER.
 - 36" PREFAB DIRECT VENT GAS BURNING FIREPLACE (BELLINGHAM 44 - MODEL# BHM-44) W/ NATURAL STONE VENEER W/ 10" HIGH RAISED HEARTH - INSTALL PER MANUF. SPECS. - SEE DETAIL 3 SHEET 3.
 - SINK W/ GARBAGE DISPOSAL.
 - LINE OF FINISHED SPACE ABOVE.
 - PROVIDE R 30 BATT INSULATION OR EQUAL AT ENTIRE GARAGE CEILING.

- 2" BUMPOUT OR SIMILAR AT WALL CABINET FLANKING RANGE HOOD.
- PREF SINK.
- 1'-6" HIGH OPENING.
- BELOW COUNTER MICROWAVE DRAWER.
- LINE OR 10'-0" HIGH CEILING AT 9'-0" HIGH CEILING - CONTINUE 10'-0" CEILING THROUGH LIVING ROOM, KITCHEN AND PANTRY - PROVIDE 9'-0" CEILING AT STUDY.
- SPACE SAVER - 2 1/2" DIAM. STAND PIPE, HOT / COLD HOSE BIB - VENT DRYER DIRECTLY TO EXTERIOR HARD PIPE.
- LAUNDRY TUB SINK AT BASE AND WALL CABINETS.
- VOID
- BOX BM W/ CEDAR TONE COMPOSITE WRAP - TYPICAL.
- LOCKERS OR SIMILAR - VERIFY W/ OWNER.
- UNFINISHED SPACE ABOVE (ATTIC SPACE) AT TRUSS SUPPORT ABOVE.
- FRAME CEILING CEILING DOWN TO 9'-1 1/2" HIGH OR PROVIDE TRUSS BOTTOM CHORD AT 9'-1" HIGH.
- 3'-0" HIGH GRASPABLE RAILING W/ BALUSTERS AT 4" MAX. CLEAR BETWEEN - TYPICAL.
- 2'-10" - 3'-2" HIGH GRASPABLE RAILING W/ BALUSTERS AT 4" MAX. CLEAR BETWEEN - TYPICAL.
- SET SLAB ON FOUNDATION - PROVIDE PROPER FLASHING AT SLAB TO BAND BD. TERMINATION.
- 3 1/2" CONC. SLAB - SLOPE AWAY FROM HOUSE.
- 8 x 8 AUTHENTIC CEDAR POST W/ SIMPSON POST BEAT 'OUTDOOR ACCENTS - BLACK' OR EQUAL.
- CULTURES STONE VENEER - INSTALL PER MANUF. SPECS.
- BUILD OUT AT MATCHING COMPOSITE TRIM.
- CLOSED OAK RISER - TYPICAL.
- OAK TREATED W/ 1" FINISH NOSING - TYPICAL.
- 2 x 12 #1 STRINGER AT 16" O.C. - TYPICAL.
- 2'-10" - 3'-2" HIGH GRASPABLE RAILING W/ BALUSTERS AT 4" MAX. CLEAR BETWEEN ON DRYWALL CURB W/ 1 x CAP.
- 3'-0" WIDE X 1'-0" HIGH OPENING.
- TEMP. GLASS ENCLOSURE AT CUSTOM SHOWER PAN W/ FULL HEIGHT CERAMIC TILE.

2 DETAIL
SCALE: 1" = 1'-0"



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
2412 SQ FT TOTAL
1165 SQ FT



1 STAIR SECTION
SCALE: 3/8" = 1'-0"

- STAIR KEYED NOTES:**
- 3'-0" HIGH GRASPABLE HANDRAIL (SEE PROFILE 'A' ABOVE) W/ BALUSTERS AT 4" MAX. CLEAR BETWEEN - TYPICAL.
 - HANDRAIL BEYOND.
 - FLOOR JOISTS AT 16" O.C. - TYPICAL.
 - 2 x 10 FLOOR JOISTS AT 16" O.C. - INSTALL W/ HANGER EACH END.
 - INSTALL SIMPSON LSC2 STRAP STRINGER FASTENER AT EACH STRINGER - TYPICAL.
 - 3 - 2 x 12 STRINGER - TYPICAL.
 - HARDWOOD TREAD W/ BULLNOSE EDGE - 1" FINISH NOSING - TYPICAL.
 - 1 x HARDWOOD CLOSED RISER.
 - 6'-8" MIN. HEAD CLEARANCE.
 - 2'-10" HIGH GRASPABLE HANDRAIL W/ BALUSTERS AT 4" MAX. CLEAR BETWEEN - TYPICAL.
 - 1 x CAP AT 2 x 4 FURRED WALL.
 - STAIR BEYOND.
 - 1/2" DRYWALL AT BOTTOM OF ALL FLOOR JOISTS AND BOTTOM OF STAIR STRINGERS.
 - 3/4" TONGUE AND GROOVE PLYWOOD.

LEGACY DESIGN GROUP
5850 MacKind Avenue #201 St. Louis, Missouri 63109
314-486-1846 legacydesigngroup@gmail.com

PROPOSED NEW RESIDENCE AT:
895 GLEN ELM DRIVE
GLENDALE, MISSOURI 63122

A2
SHEET 2 OF 4
DATE 12/15/25
REVISION



855

865

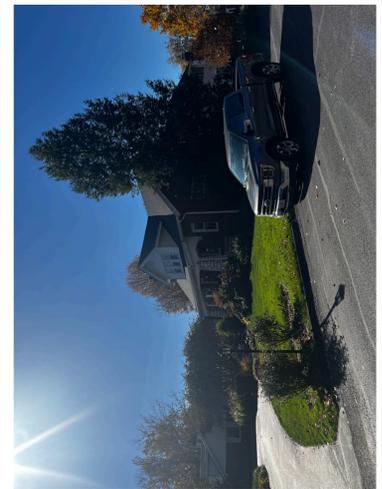
875

885

895



Glen Elm



856

864

872

878

1195

Sappington



Glen Elm

Sappington



424 N. Sappington Road Glendale, Missouri 63122 (314) 965-3600 fax (314) 965-4772

APPLICATION FOR ARCHITECTURAL REVIEW BOARD

APPLICATION DATE 12/23/25 DATE OF ARB MEETING 01/14/26 ESTIMATED COST \$350,000

PROJECT ADDRESS 286 Parkland Avenue GLENDALE, MO 63122

NAME OF PROPERTY OWNER Laura Detmer PHONE NUMBER 314-368-6694

CONTRACTOR (NAME) to be determined PHONE NUMBER

CONTRACTOR ADDRESS to be determined

ARCHITECT (NAME) Jane Ann Forney PHONE NUMBER 314-640-4447

2200 West Port Plaza Drive, Suite 315

ARCHITECT ADDRESS St Louis, MO 63146

DETAILED DESCRIPTION OF WORK BEING PROPOSED: Renovation & addition. Kitchen renovation.

Addition of attached garage, laundry, morning room, owner's suite, and deck.

FLOOR AREA RATIO 30% (FAR = Gross Floor Area divided by total area of lot. Gross Floor Area includes all areas provided with heat and/or air conditioning. Includes all conditioned half stories with ceiling heights of more than 5 feet. All living space with ceiling heights of sixteen (16) feet or greater shall be counted at 200%. Attached garages shall be counted at 50%. Exclude any finished or unfinished basement, a detached garage, and any unenclosed porch).

1003 addition

TOTAL FLOOR AREA OF NEW CONSTRUCTION (SQ. FT.) 353 addition garage

TOTAL FLOOR AREA OF EXISTING STRUCTURE (SQ. FT.) 1635

TOTAL SQ. FT. OF LOT 9386 WIDTH AND DEPTH OF LOT (FT.) 62

HEIGHT OF STRUCTURE 21' 1-7/8" (addition) NUMBER OF STORIES 2

ESTIMATED COMMENCE DATE June 2026 EST. COMPLETION DATE June 2027

Each application shall be accompanied with payment of a fee as follows:

Addition or Accessory Structure: \$150.00

New Home: \$200.00

(SEE REVERSE SIDE FOR APPLICATION CHECKLIST)

Applications **must include 7 copies of all the following items (11x17 size paper is acceptable). Electronic PDF copies must also be submitted, either by email to permits@glendalemo.org or on a USB Flash Drive. Packets are due no later than 5:00 p.m. 20 days prior to the scheduled ARB meeting. Please check each item included. The complete ARB Guidelines [may be viewed on the City's website.](#)**

Applications for additions to existing homes must include the following content unless specific requirements are shown by the applicant to be not applicable to the proposed project and are modified or waived by the City Administrator.

Please ensure that all required items are included with your submission and that all plans have the required detail. If revisions or additional information are necessary, your submission will be held over to the following ARB meeting.

- 1. **Existing Conditions Site Survey.** Show all site conditions, paved areas, trees and landscaping, and servicing utilities on the subject property. Note the first-floor elevation of existing buildings. 1" = 20" minimum scale.
- 2. **Site Demolition Plan.** This may be incorporated into the Existing Conditions Plan, if the drawing is presented legibly. 1" = 20" minimum scale.
- 3. **Proposed Site Plan -- Geometrics.** 1" = 10' minimum scale. Show all:
 - Site improvements, existing-to-remain and proposed. Include buildings, walls, retaining walls, patios, pavement, walks and ground-based equipment. Provide key setting out dimensions. Dimension proposed buildings and structures to the property line. Label materials for paving/walks.
 - Adjacent neighbor properties to each side and rear of the subject property. Include the full site for side adjoining parcels. Show rear adjoining parcels to the extent of building facades on the rear neighbor's lot. Adjoining property geometrics do not need to be surveyed and can be created using St. Louis County GIS data or online mapping tools.
 - Property boundaries, setbacks, easements, and right-of-way lines.
 - Proposed site servicing utility lines and physical utility items.
 - Existing and proposed trees
- 4. **Proposed Site Plan – Grading and Drainage.** May be presented as a separate plan or combined with above, provided that geometrics graphics are used as background. 1" = 10' minimum scale. Show all:
 - Existing and proposed contours with 1' contour interval.
 - Downspout locations serving roof areas of the proposed buildings. Show how downspout drainage flow is collected and piped/conveyed to discharge points. Include over-land drainage discharge patterns, drainage swales, detention basins, and flow direction. Coordinate with the architectural plans and elevations.
 - Drainage detention structures and their overflow discharge points. Show all piping into drainage detention structures.
 - Erosion control measures and tree protection barriers.
 - Drainage differential discharge calculations showing the engineered basis of pre- and post-development stormwater flow off of the site. No development shall result in an increase of stormwater discharge volume from the site.

5. **Architectural Floor Plan.** 1/4" = 1' minimum scale. Show all levels, including finished/unfinished basements and detached structures. Fully dimension and indicate functions for all rooms. Include a roof plan accurately showing geometry, slopes, gutters and downspouts and coordinate with Site Grading and Drainage Plan. Limit size reductions to not more than 50%.
6. **Pervious and Impervious Area Coverage Plan.** Illustrate all impervious improvements and diagram the impervious areas in comparison to pervious areas. Indicate types of site area coverage by shading and/or patterns with a legend of materials. Measure and show in a schedule areas of each type of coverage. Provide calculations of pervious and impervious areas and the ratio of impervious coverage.
7. **Landscape Plan.** 1/8" = 1' minimum scale. Use the Site Geometric Plan as background. The landscape planting plan should include:
- Current information from the site development plan, including existing/proposed grades and all buildings/structures.
 - Location of all lot lines, building setbacks, and easements as depicted on the site development plan.
 - Graphic legend depicting existing vegetation and proposed conditions.
 - Location of all improvements (walks, patios, driveways, retaining walls, etc.)
 - Location of all existing and proposed utilities and sewers.
 - Graphic depiction of all existing trees, including location, types and caliper inch.
 - Graphic depiction of the accurate drip line canopy showing the critical root zone.
 - Tabulation of all existing trees to be saved, removed or impacted.
 - Graphic depiction, plant schedule and planting details of all proposed trees, landscape plantings, shrubs, lawn areas, and groundcovers. Botanical and common names should be listed on plans.
 - Graphic depiction indicating limits of ground disturbance and all associated areas of lawn to be seeded or sodded upon project completion.
8. **Arborist Report.** The arborist report should include Tree Protection Plan (TPP) with the following information:
- Project title or name, owner name, and firm name or individual who prepared the plan.
 - Scaled based plan using the site development plan depicting line of disturbance, existing/proposed grades, location of all improvements, existing/proposed utilities and sewers.
 - Graphic depiction of all existing trees to remain and to be removed including location, types and Diameter Breast Height (DBH) size of 6" or greater.
 - Graphic depiction of the accurate drip line canopy showing the extent of the Critical Root Zones and Structural Root Zones.
 - Graphic depiction of proposed Tree Protection Zones and tree protection fencing.
 - Identification of any areas of invasive plants recommended for removal.
 - Tree Report Summary with the common and scientific name of the tree and the DBH at 4.5' above grade; comments on the vitality, structure and form of the tree; tree number (to correspond with the TPP); assessment of value/significance and recommended action to be taken; and reason for proposing removal or trimming of the tree.
9. **FAR Illustration Plan.** 1/8" = 1' minimum scale. Present a diagrammatic illustration of the plan areas as measured in CAD-based takeoff or as calculated by dimensions. Note the measured or calculated area of each floor plan level, show the boundary of each measured area graphically,

and indicate how each area is assessed for FAR. Account for all floor areas and classify (i.e. conditioned space, enclosed porches, attached or detached garage, two-story living space, etc.).

- 10. **Color Photos of Adjoining Properties.** Color photos of existing and neighboring properties. Include rear yard and neighboring rear yards.
- 11. **Aerial Photo Plan.** Submit an illustration compositing the proposed development with buildings shaded black and pavements shaded grey, superimposed to scale onto an aerial photo image showing the project Street in its entirety.
- 12. **Composite Street Elevation.** ¼" = 1' minimum scale. Provide a colored elevation of the street façade superimposed on a photographic montage showing the adjoining neighbors to each side of the property. The exhibit must accurately depict the proposed design and the first-floor level in relation to the neighboring houses.
- 13. **Building Elevations.** Minimum ¼" = 1' scale. Reduced size exhibits limited to not more than 50 percent. Provide building elevations of all principal facades and detached structures with building materials noted. Accurately show the line of grade, as defined in the ARB guidelines, and coordinate with the Grading Plan. Note basements as a Story Below Grade or a Building Story, and show the roof height on each elevation, as defined in the ARB guidelines.
- 14. **Colored Illustration.** Provide a 3-dimensional rendering or a colored building elevation of the principal street façade. For additions, illustrate the most prominent façade whether side or rear.
- 15. **Materials and Samples.** Applicants are required to bring physical samples of the building materials to the ARB meeting.

Jane Ann Forney, AIA 

12/23/25

SIGNATURE OF APPLICANT

DATE

Addition & Renovations

Detmer Residence

286 Parkland Avenue, Glendale, MO 63122

**285 PARKLAND AVENUE
LEFT ELEVATION**



REAR ELEVATION



RIGHT ELEVATION



FRONT ELEVATION



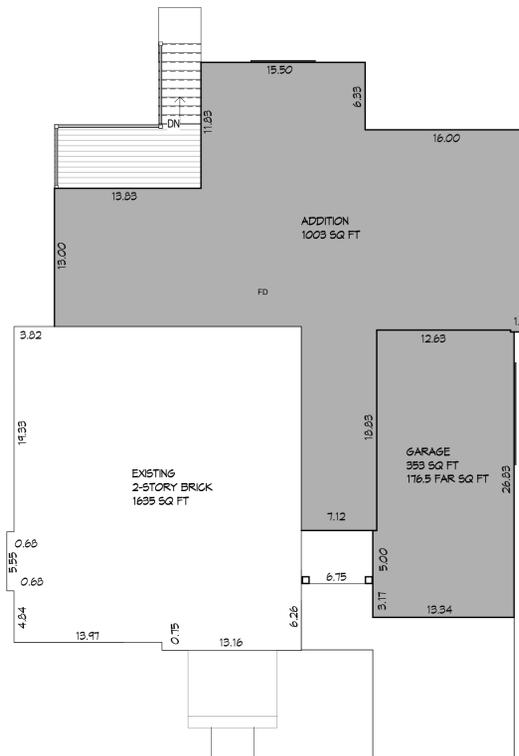
COLOR PHOTOS OF ADJOINING PROPERTIES: STREETSCAPE



COLOR PHOTOS OF ADJOINING PROPERTIES: REAR YARDS



FAR ILLUSTRATION & CALCULATION



FLOOR AREA RATIO	
FAR MAXIMUM	30%
LOT AREA	9386 SF
FAR ALLOWABLE	2815.8 SF
EXISTING HOUSE	1635 SF
ADDITION	1003 SF
ADDITION GARAGE	176.5 SF (353 SF/2)
TOTAL SF	2814.5 SF

**AERIAL PHOTO PLAN
SCALE: 1/64"=1'-0"**



ARCHITECT:

FORNEY+ architecture, LLC

Address: 2200 West Port Plaza Drive
Suite 315
St. Louis, MO 63146
Phone: 314-394-2242
Contact: Michael Cyr
Phone: 314-719-7940
Email: mcyr@forneyplus.com

APPLICABLE CODE INFORMATION

ADOPTED CODE		
2015	INTERNATIONAL RESIDENTIAL CODE	
2014	NATIONAL ELECTRICAL CODE	
2015	INTERNATIONAL MECHANICAL CODE	
2015	UNIFORM PLUMBING CODE	
ZONING CODE		
ZONED R-1		
CATEGORY	REQUIREMENTS	ACTUAL
LOT SIZE	10,000 SF MIN	9386 SF
LOT WIDTH	80 FT MIN	62 FT
HEIGHT	2.5 STORIES (35 FT) MAX	2 STORIES
FRONT SETBACK	35 FT MIN	49.8 FT
SIDE SETBACK	10 FT MIN	6 FT APPROVED
REAR SETBACK	30 FT MIN	46 FT
IMPERVIOUS COVERAGE	55% MAX	REFER TO CIVIL ENGINEERING DOCUMENTS
FAR	30% MAX	30%

DRAWING LIST

SHEET NAME	SHEET NUMBER
GENERAL COVER SHEET	ARB 0.0
COMPOSITE STREET ELEVATION & AVERAGE GRADE ELEVATION	ARB 0.1
SURVEY SURVEY	1 OF 1
CIVIL COVER SHEET	C0.0
EXISTING SITE/DEMOLITION PLAN	C1.0
PROPOSED SITE/STORM WATER PLAN	C2.0
ARCHITECTURAL FOUNDATION PLAN	A2.0
FIRST FLOOR PLAN	A2.1
SECOND FLOOR AND ROOF PLAN	A2.2
FRONT AND LEFT ELEVATIONS	A4.0
REAR AND RIGHT ELEVATIONS	A4.1
PRELIMINARY 3D	A4.2

LOCATION MAP



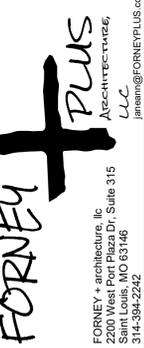
ISSUE: NOT FOR CONSTRUCTION

ARB SET: 12-24-2025

No.	Description	Date
ARB		12/24/25

NOT FOR CONSTRUCTION

PROFESSIONAL OF RECORD



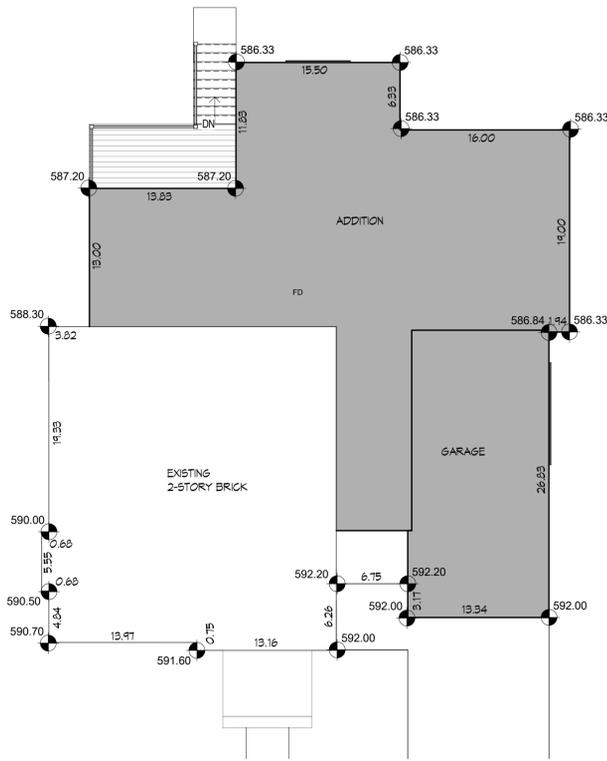
This drawing and details are the property of FORNEY+ architecture, LLC and shall not be reproduced without the consent of the architect.

Addition & Renovations
Detmer Residence

ATTENTION BUILDING OFFICIAL:
The signature and seal of the architect are required before these drawings may be submitted for building permit or construction.

COVER SHEET

ARB 0.0

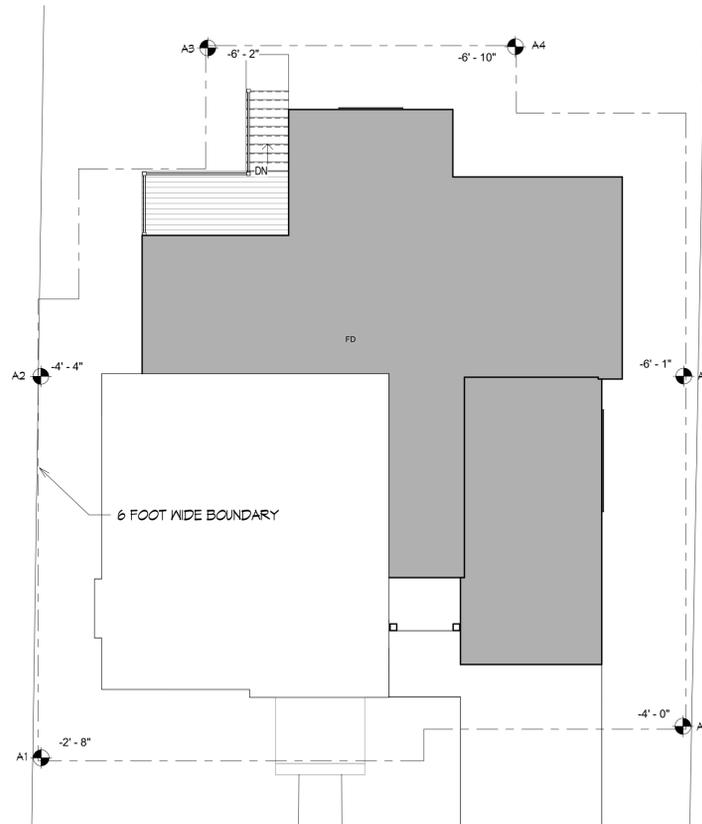


AVERAGE ADJOINING GRADE CALCULATION

LENGTH (L)	Heights			L X AVE HT
	A	B	AVE HT	
4.84	590.70	590.50	590.60	2858.50
0.68	590.50	590.50	590.50	401.54
5.55	590.50	590.00	590.25	3275.89
0.68	590.00	590.00	590.00	401.20
19.33	590.00	588.30	589.15	11388.27
3.82	588.30	588.50	588.40	2247.69
13	588.50	587.20	587.85	7642.05
13.83	587.20	587.20	587.20	8120.98
11.88	587.20	586.33	586.77	6970.77
15.5	586.33	586.33	586.33	9088.12
6.33	586.33	586.33	586.33	3711.47
16	586.33	586.33	586.33	9381.28
19	586.33	586.33	586.33	11140.27
1.94	586.33	586.83	586.58	1137.97
26.83	586.83	592.00	589.42	15814.00
13.34	592.00	592.00	592.00	7897.28
3.17	592.00	592.20	592.10	1876.96
6.75	592.20	592.20	592.20	3997.35
6.26	592.20	592.00	592.10	3706.55
13.16	592.00	591.60	591.80	7788.09
0.75	591.60	591.60	591.60	443.70
13.97	591.60	590.70	591.15	8258.37
Totals	216.61			127548.2733

Average Adjoining Grade 588.84

Notes:
 First floor elevation 592.70
 Bottom of joists (top of basement plate) is 10" less 591.87
 Basement floor 584.66
 Half of basement wall (Minimum Average Adjoining Grade) 588.27



LOCATION KEY	AVERAGE GRADE ELEVATION
A1	-2' 8"
A2	-4' 4"
A3	-6' 3"
A4	-6' 10"
A5	-6' 1"
A6	-4' 0"
AVERAGE	-5' 4"

3 AVERAGE ADJOINING GRADE (BASEMENT)
1/8" = 1'-0"

2 AVERAGE GRADE ELEVATION & CALCULATION (BUILDING HEIGHT)
1/8" = 1'-0"



1 COMPOSITE STREET ELEVATION
1/8" = 1'-0"

Date: 12/24/25
 Description: ARB
 No.:

FORNEY PLUS
 Architecture, LLC
 314-394-2242
 forney@forneypius.com

PROFESSIONAL OF RECORD

NOT FOR CONSTRUCTION

This drawing and details are the property of the architect and may be used for this specific project and shall not be reproduced without the consent of the architect.

Addition & Renovations
Detmer Residence
 286 Parkland Avenue, Glendale, MO 63122

ATTENTION BUILDING OFFICIAL:
 The signature and seal of the architect are required before these drawings may be submitted for building permit or construction.

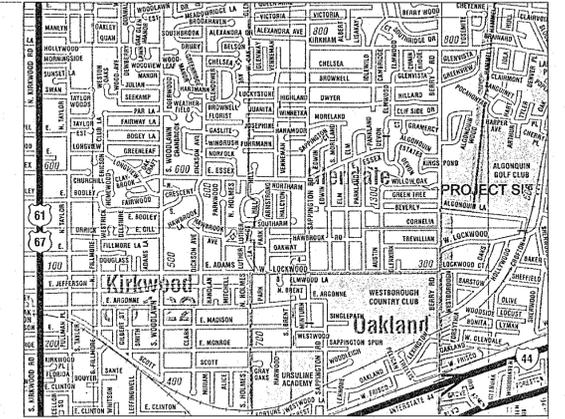
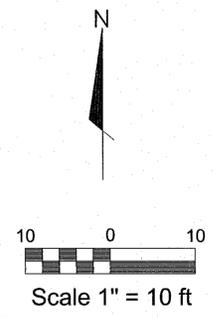
COMPOSITE STREET ELEVATION & AVERAGE GRADE ELEVATION
ARB 0.1
 MAC 1814

BOUNDARY & TOPOGRAPHIC SURVEY

286 PARKLAND AVENUE

LOT 4 & PT OF 5 DICKSON PALCE

CITY OF GLENDALE, ST. LOUIS COUNTY, MISSOURI



LOCATION MAP
NOT TO SCALE

LEGEND

DENOTES	ASPH	ASPHALT
AI	*	AREA INLET
BF	*	BACK FLOW
BOLL	*	BOLLARD
CI	*	CURB INLET
CO	*	CLEANOUT
CTV	*	CABLE TELEVISION
DCI	*	DOUBLE CURB INLET
EBB	*	ELECTRIC BREAKER BOX
EYL	*	ELECTRIC YARD LIGHT
FH	*	FIRE HYDRANT
GVL	*	GAS YARD LIGHT
GV	*	GAS VALVE
ICV	*	IRRIGATION CONTROL VALVE
IR	*	IRON ROD
IP	*	IRON PIPE
LS	*	LIGHT STANDARD
MB	*	MAILBOX
MH	*	MANHOLE
NIP	*	NOT PLOTTABLE
PCB	*	PHONE CABLE BOX
RR SPIKE	*	RAILROAD SPIKE
SH	*	SPRINKLER HEAD
TSB	*	TRAFFIC SIGNAL BASE
UP	*	UTILITY POLE
WM	*	WATER METER
WV	*	WATER VALVE
E	---	ELECTRIC LINE MARKED
G	---	GAS LINE MARKED
P	---	OVERHEAD POWER LINE
W	---	WATER LINE MARKED
CONCRETE	▨	CONCRETE
EDGE OF ASPHALT PAVT.	---	EDGE OF ASPHALT PAVT.
NUMBER OF PARKING SPACES	Ⓢ	NUMBER OF PARKING SPACES
SPOT ELEVATION	⊕ 550.2'	SPOT ELEVATION
EXISTING FENCE	---x---	EXISTING FENCE
EXISTING TREE WIDIAMETER	Ⓢ 12"	EXISTING TREE WIDIAMETER

LEGAL DESCRIPTION: 286 PARKLAND AVENUE

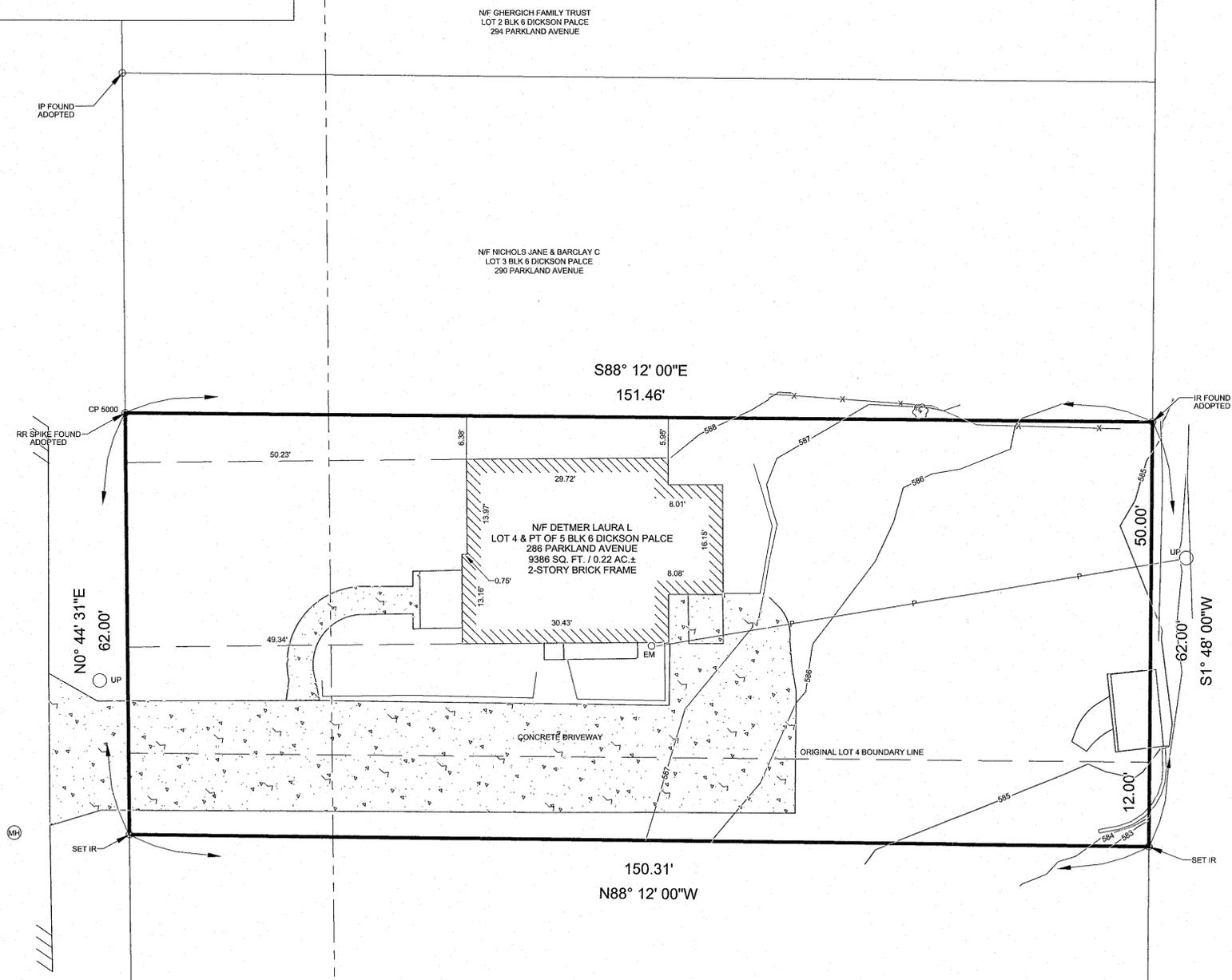
LOT 4 BLOCK 6 & THE NORTH 12 FEET OF LOT 5 BLOCK 6 DICKSON PALCE, A SUBDIVISION, RECORDED ON PLAT BOOK 17 PAGE 66 OF THE ST. LOUIS COUNTY RECORDER OF DEEDS.

SITE BENCHMARK
CP 5000 ELEV. = 591.94'
THE SITE BENCHMARK IS A RAILROAD SPIKE MARKING THE NW CORNER OF LOT 4 BLOCK 6.

LOCAL BENCHMARK
SL - 48 ELEV. = 615.49'
A STANDARD DNR GRS ALUMINUM DISK AT THE T JUNCTION OF KIRKHAM AVE. AND N SAPPINGTON RD.

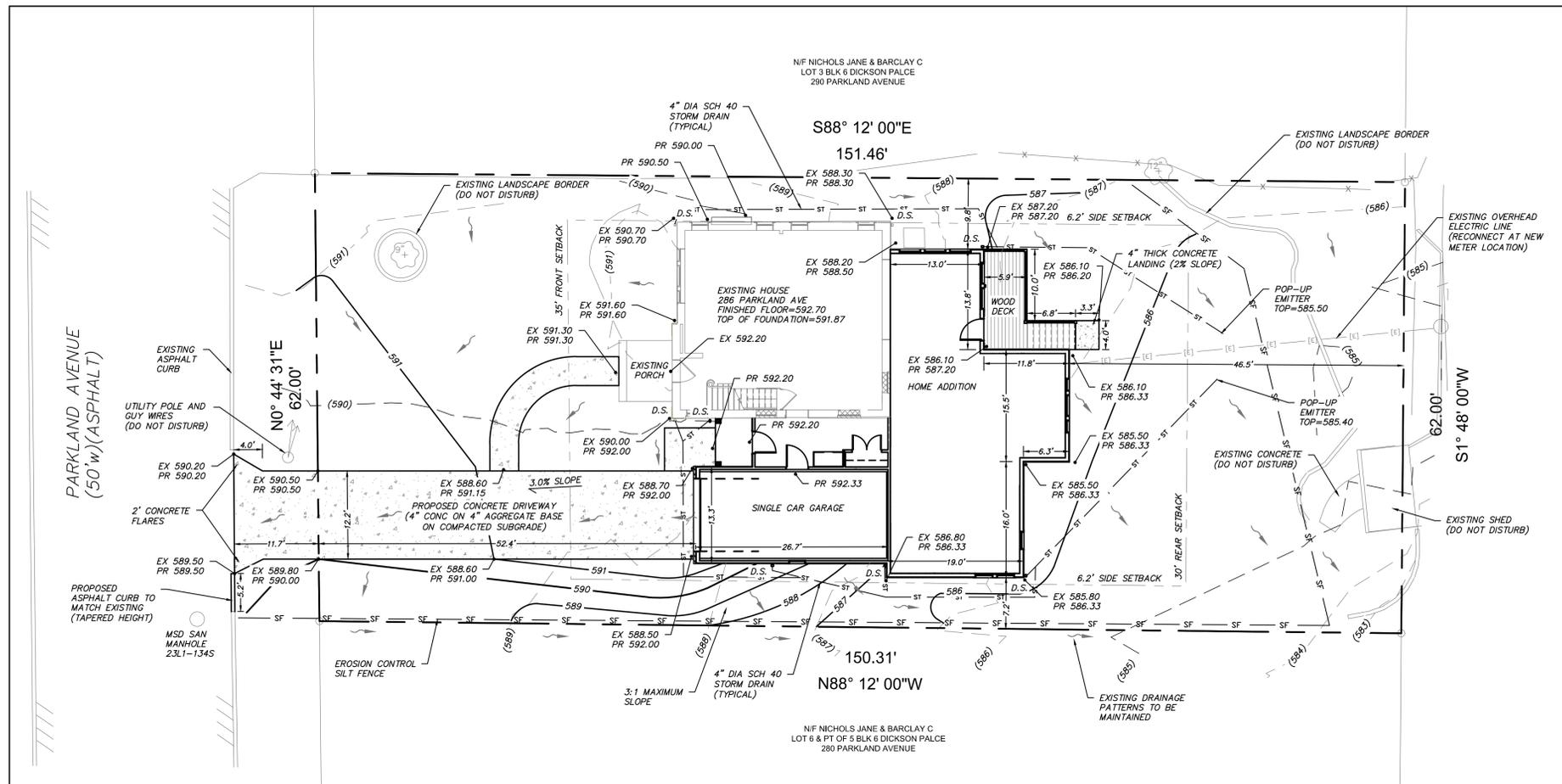
THIS IS TO CERTIFY THAT WE HAVE DURING APRIL, 2025 AT THE ORDER OF KIM HANY EXECUTED A BOUNDARY & TOPOGRAPHIC SURVEY ACCORDING TO THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND MEETS THE ACCURACY STANDARDS FOR URBAN PROPERTY OF THE DEPARTMENT OF AGRICULTURE, DIVISION OF WEIGHTS AND MEASURES, AND THE MISSOURI BOARD OF REGISTRATION FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS AND THAT THE RESULTS OF SAID SURVEY ARE CORRECTLY SHOWN HEREON.

John E. Winkler Jr.
JOHN E. WINKLER JR., PLS 2006016644



BOUNDARY & TOPOGRAPHIC SURVEY				
For: KIM HANY 286 PARKLAND AVENUE ST. LOUIS, MISSOURI 63122				
REV.	DATE	DESCRIPTION	BY	CHKD
	DATE 4-10-2025			
	DRAWN JEW			
	CHECKED JAW			

METRON
Surveying & Layout Co.
313 WOOD STREET
OFALLON, MO 63366
314-432-5400 FAX: 636-294-5651



LOT AREA
9,386 SF (0.22 AC)

IMPERVIOUS AREA CALCULATIONS

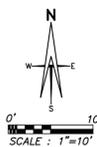
EXISTING IMPERVIOUS AREAS	
HOUSE	945 SF
FRONT PORCH	52 SF
CONCRETE PAVEMENTS	2,120 SF
TOTAL =	3,117 SF

EXISTING PERVIOUS AREAS	
LAWN/LANDSCAPING	6,269 SF

PROPOSED IMPERVIOUS AREAS	
EXISTING HOUSE	814 SF
EXISTING PORCH	52 SF
NEW PORCH	34 SF
HOUSE ADDITION	996 SF
GARAGE ADDITION	355 SF
EXISTING CONCRETE TO REMAIN	99 SF
NEW CONCRETE PAVEMENT	784 SF
TOTAL =	3,114 SF

PROPOSED PERVIOUS AREAS	
LAWN/LANDSCAPING	6,272 SF

EX IMPERVIOUS/LOT COVERAGE= 33.2%
PR IMPERVIOUS/LOT COVERAGE= 33.2%
PROPOSED FRONT YARD COVERAGE= 25.8%
DIFFERENTIAL IMPERVIOUS AREA= 3 SF REDUCTION
WITH THE IMPERVIOUS AREA REDUCTION,
STORMWATER RUNOFF IS REDUCED AND THEREFORE
STORMWATER MITIGATION IS NOT PROPOSED



LOT AREA
9,386 SF (0.22 AC)

UTILITIES NOTE

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS NOT KNOWN OR SHOWN.

811
Know what's below.
811 before you dig.

PROPOSED SITE/STORMWATER PLAN
286 PARKLAND AVENUE
GLENDALE, MO 63122

LAURA DETMER



12/29/2025

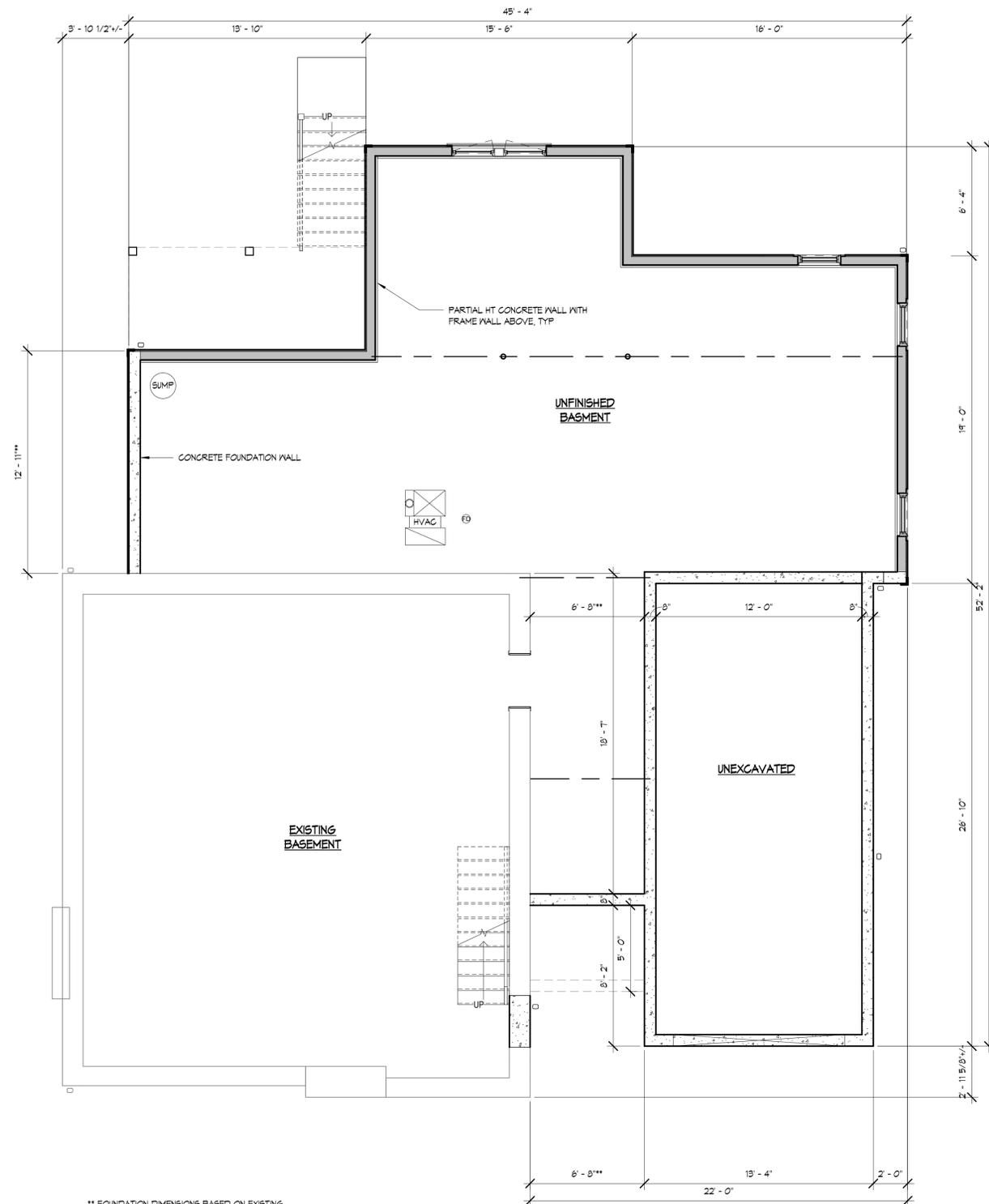
WCD
WILSON CIVIL DESIGN
DESIGNING RESOURCEFULLY

P.O. BOX 308
MARYVILLE, IL 62062
P: (314)750-1987
E: WILSON@WILSONCIVILDISEGN.COM

NO.	DATE	REVISION

PROJECT NO.	
DRAWN	WDW
CHECKED	WDW
SCALE	
DATE	12/1/2025

C2.0



** FOUNDATION DIMENSIONS BASED ON EXISTING +/-1' OFFSET BETWEEN FACE OF EXISTING BRICK AT FIRST FLOOR AND FACE OF EXISTING FOUNDATION. DESIGN INTENT IS FOR FIRST FLOOR SPACES TO HAVE DIMENSIONS SHOWN ON FIRST FLOOR PLAN. FIELD COORDINATE AS REQUIRED

1 FOUNDATION PLAN
1/4" = 1'-0"

No.	Description	Date
ARB		12/24/25

NOT FOR CONSTRUCTION

PROFESSIONAL OF RECORD

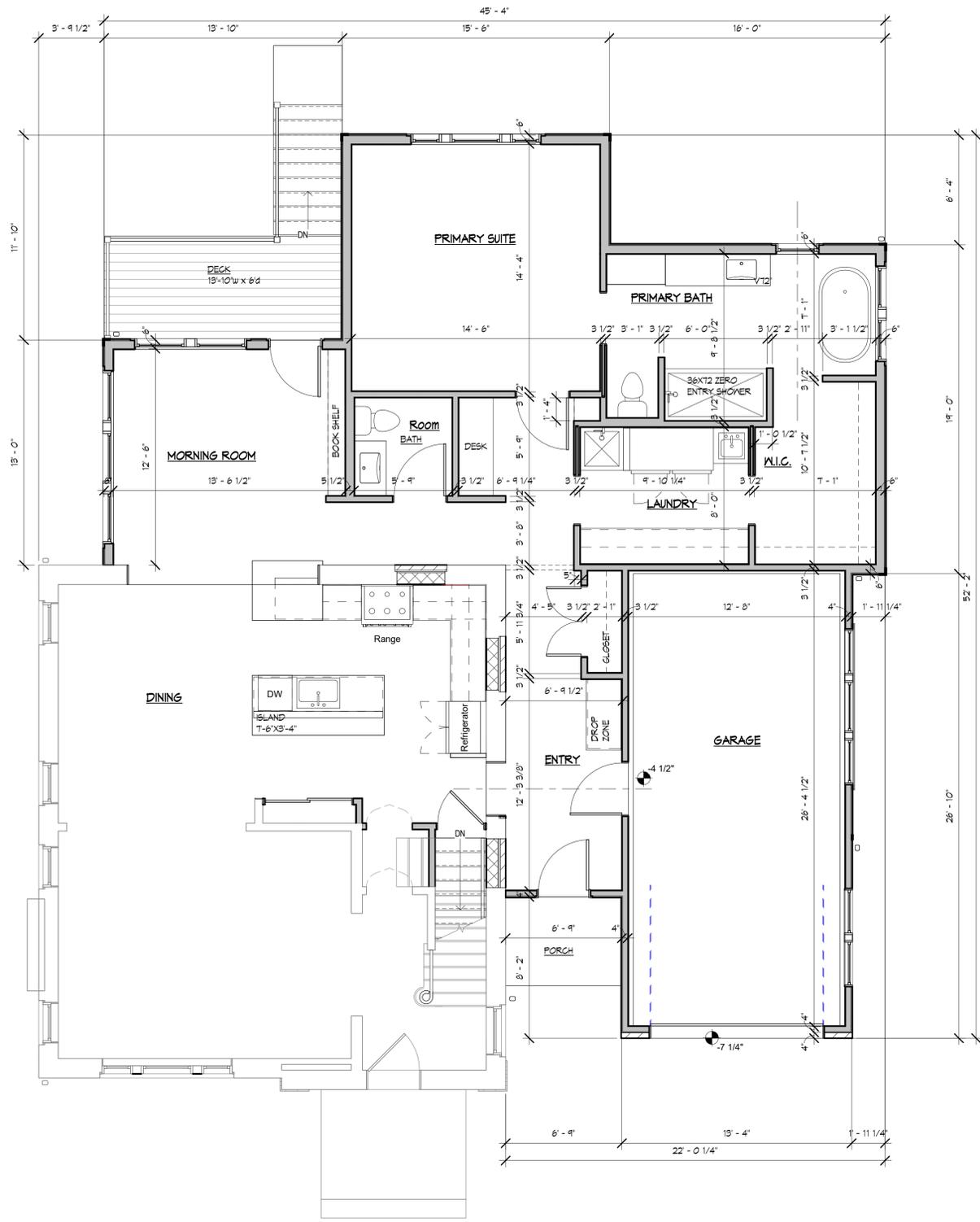
FORNEY + PLUS
Architecture, LLC
1000 N. Highway Dr., Suite 315
Saint Louis, MO 63146
314-394-2242
jforney@FORNEYPLUS.com

This drawing and details are the property of the architect and may be used for this specific project and shall not be reproduced without the consent of the architect.

Addition & Renovations
Detmer Residence
286 Parkland Avenue, Glendale, MO 63122

ATTENTION BUILDING OFFICIAL:
The signature and seal of the architect are required before these drawings may be submitted for building permit or construction.

FOUNDATION PLAN



1 FIRST FLOOR PLAN PROPOSED
1/4" = 1'-0"

No.	Description	Date
ARB		12/24/25

NOT FOR CONSTRUCTION

PROFESSIONAL OF RECORD



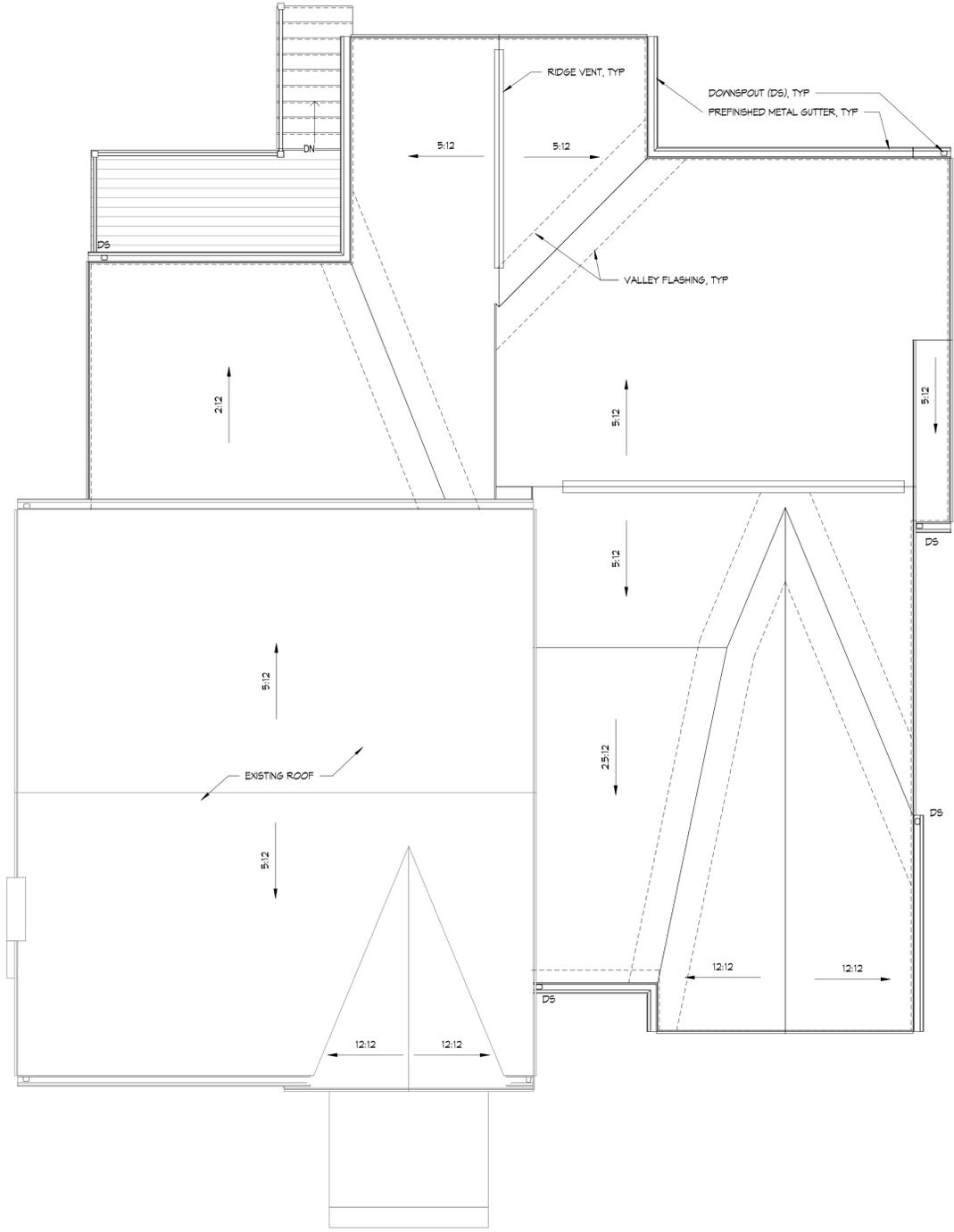
This drawing and details are the property of the architect and may be used for this specific project and shall not be reproduced without the consent of the architect.

Addition & Renovations
Detmer Residence

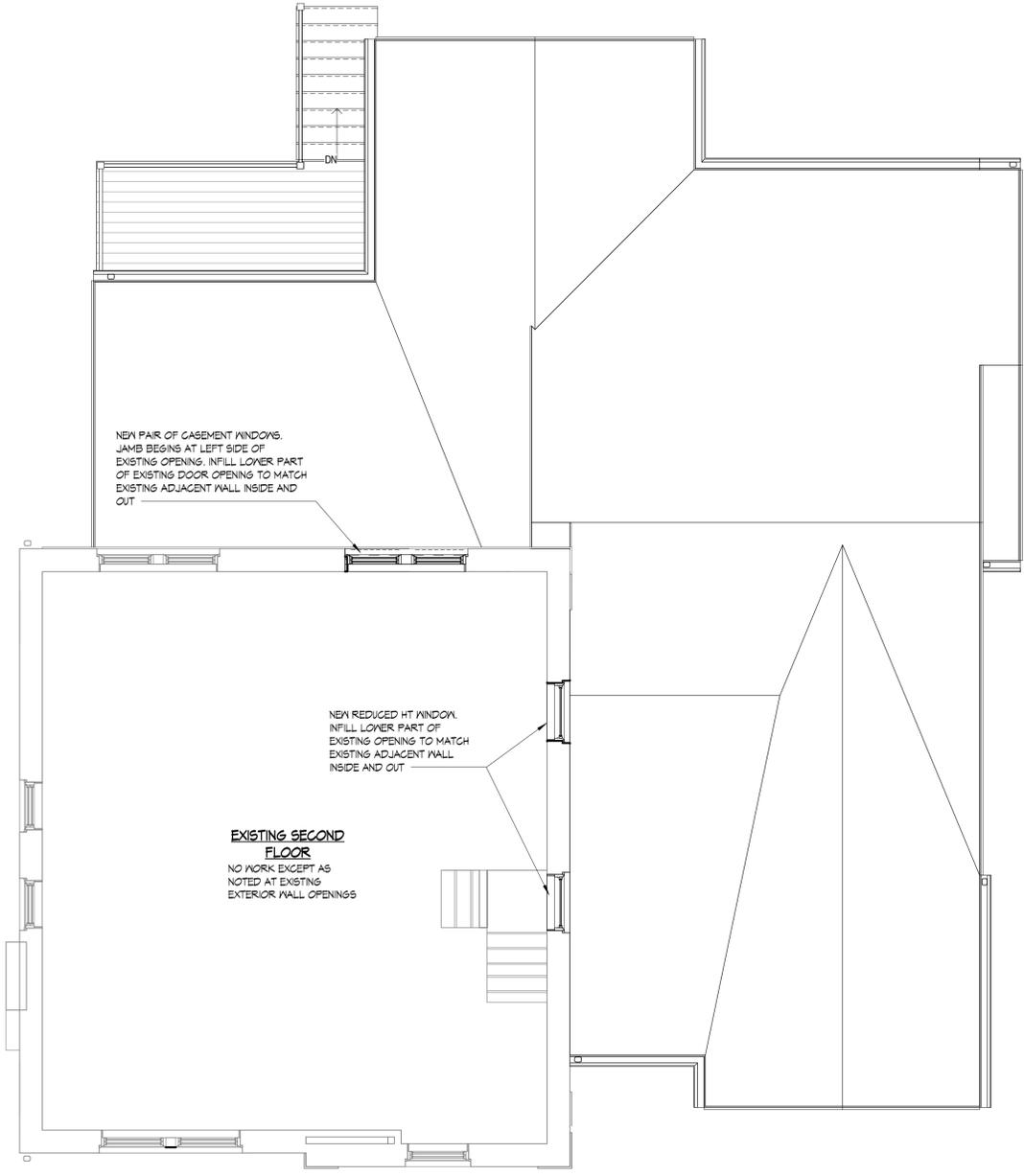
286 Parkland Avenue, Glendale, MO 63122

ATTENTION BUILDING OFFICIAL:
The signature and seal of the architect are required before these drawings may be submitted for building permit or construction.

FIRST FLOOR PLAN



2 ROOF PLAN PROPOSED
1/4" = 1'-0"



1 SECOND FLOOR PLAN
1/4" = 1'-0"

12/30/2025 4:19:23 PM

No.	Description	Date
ARB		12/24/25

NOT FOR CONSTRUCTION

PROFESSIONAL OF RECORD

FORNEY + PLUS
ARCHITECTURE, LLC
forneyp@forneyp.com

FORNEY + architecture, llc
10000 North Lindbergh Dr., Suite 315
Saint Louis, MO 63146
314-394-2242

This drawing and details are the property of the architect and may be used for this specific project and shall not be reproduced without the consent of the architect.

Addition & Renovations
Detmer Residence

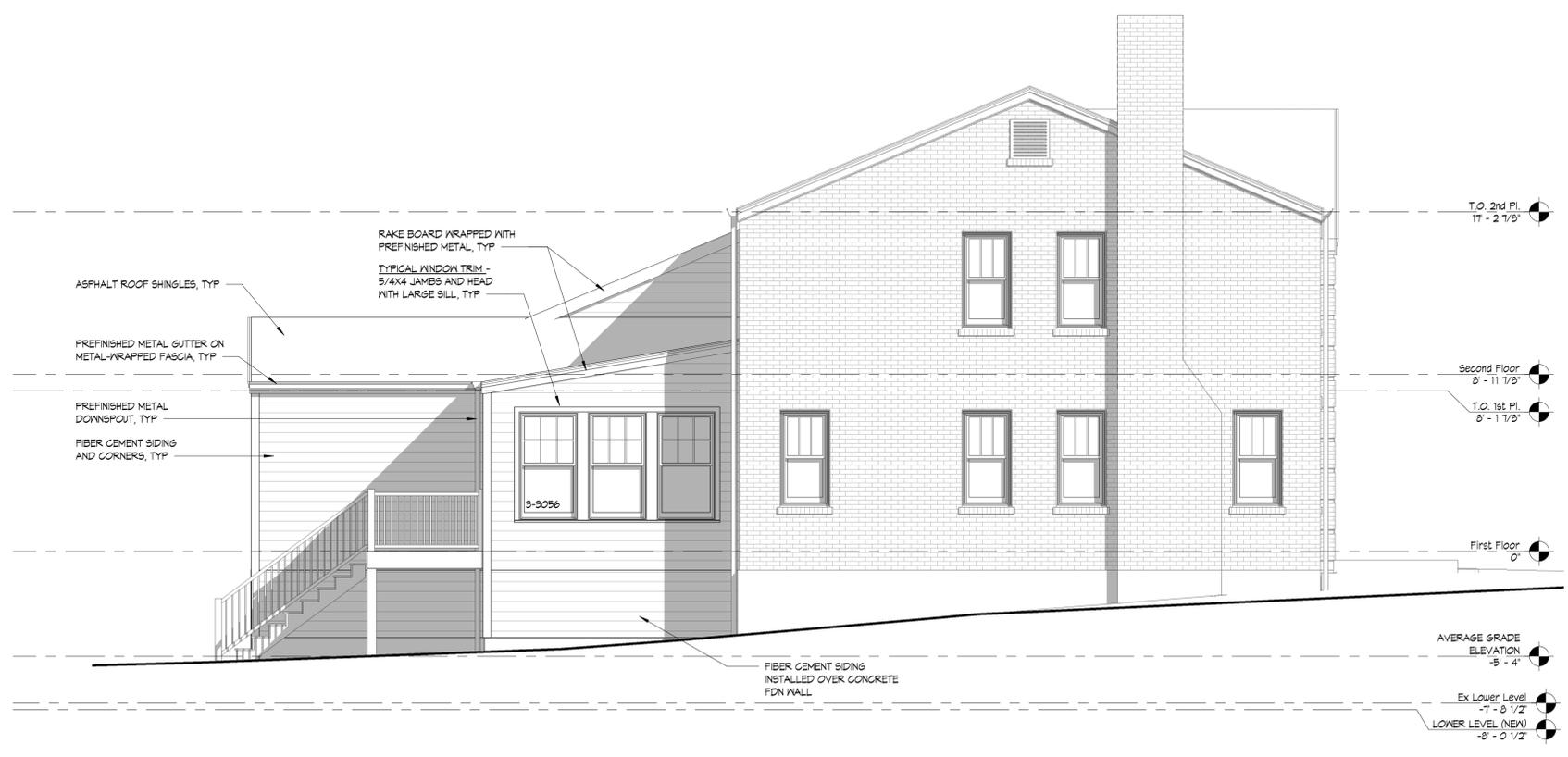
286 Parkland Avenue, Glendale, MO 63122

ATTENTION BUILDING OFFICIAL:
The signature and seal of the architect are required before these drawings may be submitted for building permit or construction.

SECOND FLOOR AND ROOF PLAN

A2.2
MAC 1814

12/30/2025 4:19:26 PM



2 Left Elevation
1/4" = 1'-0"

- EXTERIOR COLOR SELECTIONS**
1. ROOFING: ARCHITECTURAL ASPHALT ROOF SHINGLES
COLOR: MATCH EXISTING
 2. SIDING: FIBER CEMENT LAP SIDING AND CORNERS
COLOR: JAMES HARDIE FLINT GRAY
 3. FASCIA AND RAKE TRIM: PREFINISHED METAL
COLOR: MATCH EXISTING (OLIVE)
 4. EXTERIOR WINDOW TRIM: FIBER CEMENT
COLOR: MATCH EXISTING (OLIVE)
 5. EXTERIOR WINDOWS: WHITE
 6. LOUVER(S): WHITE WITH OLIVE TRIM
 7. BRACKET(S): OLIVE
 8. GUTTER(S) & DOWNSPOUT(S): PREFINISHED ALUMINUM
COLOR: MATCH EXISTING (OLIVE)
- GENERAL CONTRACTOR TO COORDINATE AND VERIFY FINAL SELECTIONS WITH OWNER



1 FRONT ELEVATION
1/4" = 1'-0"

No.	Description	Date
ARB		12/24/25

NOT FOR CONSTRUCTION

PROFESSIONAL OF RECORD

FORNEY PLUS
Architecture, LLC
10111 Lindbergh Dr., Suite 315
Saint Louis, MO 63146
314-394-2242
jforney@forneyplus.com

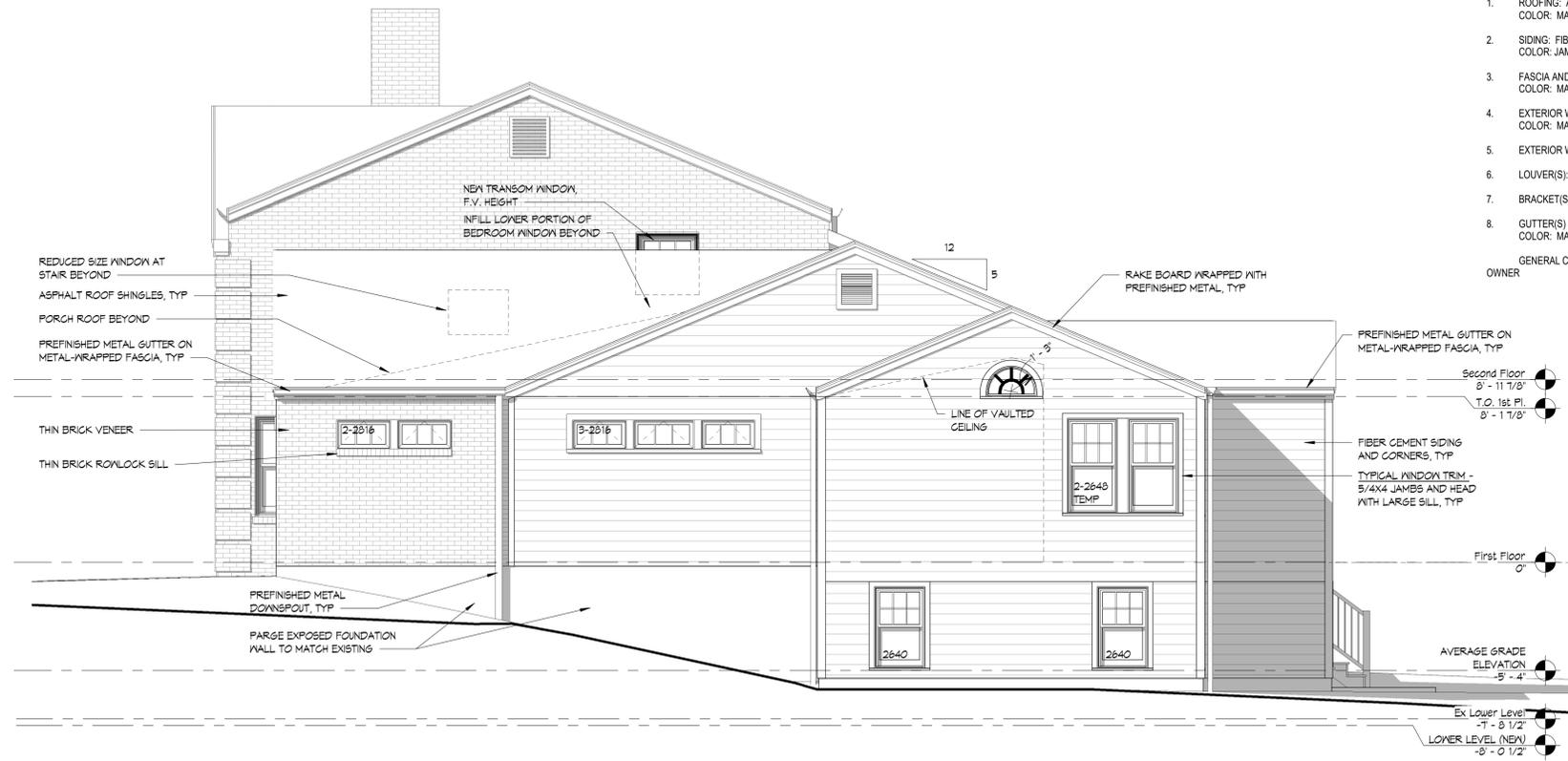
This drawing and details are the property of the architect and may be used for this specific project and shall not be reproduced without the consent of the architect.

Addition & Renovations
Detmer Residence

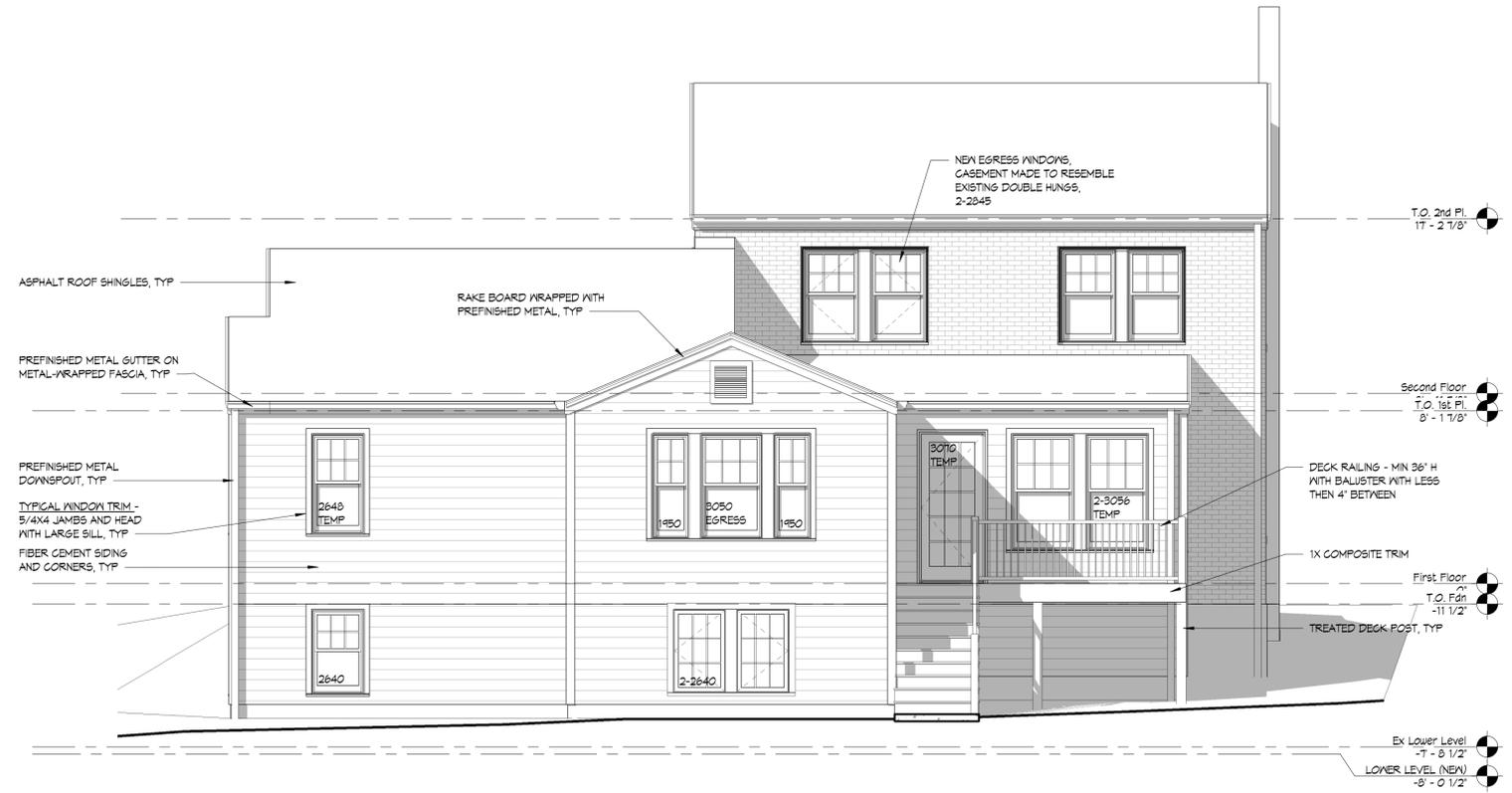
286 Parkland Avenue, Glendale, MO 63122

ATTENTION BUILDING OFFICIAL:
The signature and seal of the architect are required before these drawings may be submitted for building permit or construction.

FRONT AND LEFT ELEVATIONS



2 Right Elevation
1/4" = 1'-0"



1 Rear Elevation
1/4" = 1'-0"

EXTERIOR COLOR SELECTIONS

1. ROOFING: ARCHITECTURAL ASPHALT ROOF SHINGLES
COLOR: MATCH EXISTING
 2. SIDING: FIBER CEMENT LAP SIDING AND CORNERS
COLOR: JAMES HARDIE FLINT GRAY
 3. FASCIA AND RAKE TRIM: PREFINISHED METAL
COLOR: MATCH EXISTING (OLIVE)
 4. EXTERIOR WINDOW TRIM: FIBER CEMENT
COLOR: MATCH EXISTING (OLIVE)
 5. EXTERIOR WINDOWS: WHITE
 6. LOUVER(S): WHITE WITH OLIVE TRIM
 7. BRACKET(S): OLIVE
 8. GUTTER(S) & DOWNSPOUT(S): PREFINISHED ALUMINUM
COLOR: MATCH EXISTING (OLIVE)
- GENERAL CONTRACTOR TO COORDINATE AND VERIFY FINAL SELECTIONS WITH OWNER

Date	Description	No.
12/24/25	ARB	

NOT FOR CONSTRUCTION

PROFESSIONAL OF RECORD

FORNEY PLUS
Architecture, LLC
Forney + Architecture, LLC
1000 Lakeshore Dr., Suite 315
Saint Louis, MO 63146
314-394-2242
jforney@forneypius.com

This drawing and details are the property of the architect and may be used for this specific project and shall not be reproduced without the consent of the architect.

Addition & Renovations
Detmer Residence

286 Parkland Avenue, Glendale, MO 63122

ATTENTION BUILDING OFFICIAL:
The signature and seal of the architect are required before these drawings may be submitted for building permit or construction.

REAR AND RIGHT ELEVATIONS

A4.1
MAC 1814



12/30/2025 4:19:36 PM

No.	Description	Date
ARB		12/24/25

NOT FOR CONSTRUCTION

PROFESSIONAL OF RECORD

FORNEY + PLUS
 Architecture, LLC
 10101 North Lindbergh Dr., Suite 315
 Saint Louis, MO 63146
 314-394-2242
 info@forneyplus.com

This drawing and details are the property of the architect and may be used for this specific project and shall not be reproduced without the consent of the architect.

Addition & Renovations
Detmer Residence
 286 Parkland Avenue, Glendale, MO 63122

ATTENTION BUILDING OFFICIAL:
 The signature and seal of the architect are required before these drawings may be submitted for building permit or construction.

PRELIMINARY 3D

A4.2
 MAC 1814